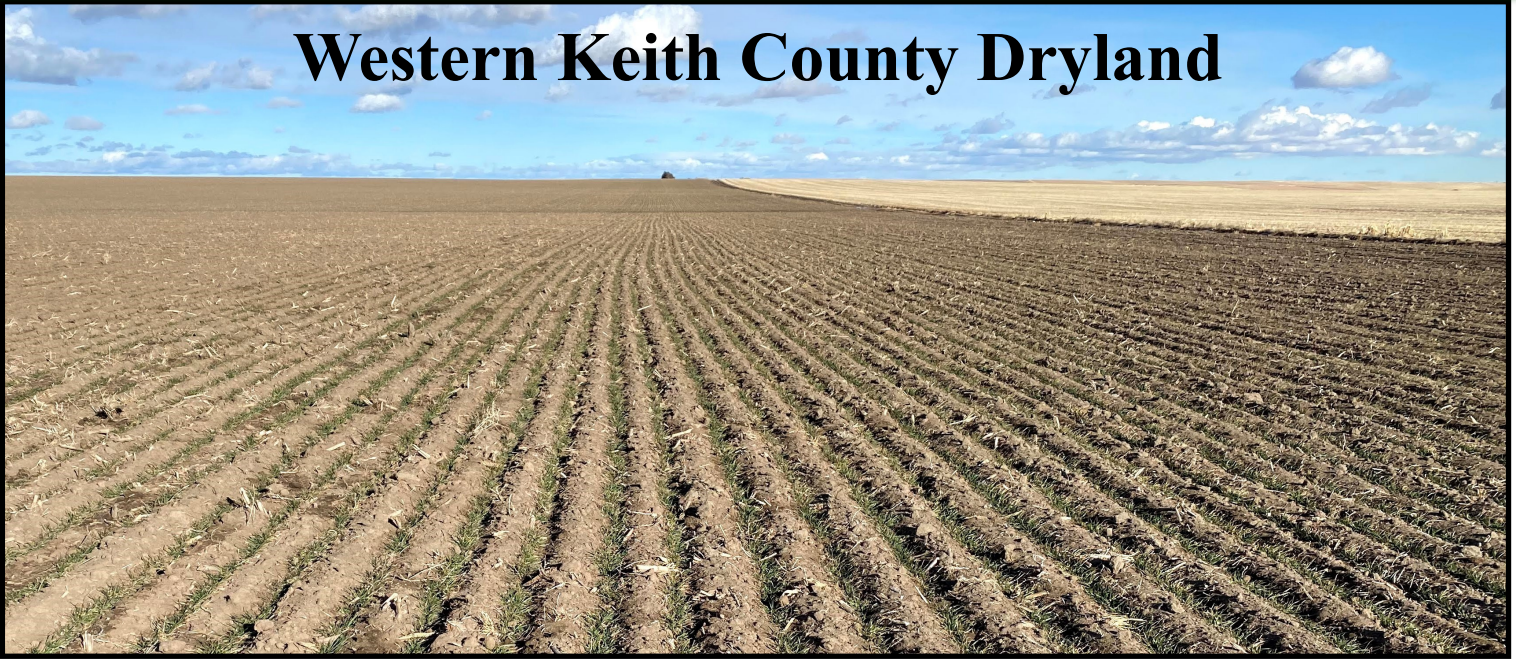


LAND FOR SALE

Western Keith County Dryland



Location: Northeast of Big Springs, Nebraska.

Parcel 1: From Big Springs on US Hwy 138 North 2 miles to US Hwy 30, continue North on Rd 207 (Day Road) 6 miles to Rd West 130, then on Rd West 130 East 3 miles to W Rd O N, then North 1 mile to the SW corner of Parcel 1.

Parcel 2: From Big Springs on US Hwy 138 North 2 miles to US Hwy 30, continue North on Rd 207 (Day Road) 6 miles to Rd West 130, then East a 1.5 miles to the SW corner of Parcel 2.

Taxes: **Parcel 1:** 161 Taxed Acres; 2019 Real Estate taxes payable in 2020 are \$1,267.70

Parcel 2: 157 Taxed Acres; 2019 Real Estate taxes payable in 2020 are \$1,391.14

Land Use: **Parcel 1:** 81 acres of CRP and 74 acres of dryland

Parcel 2: 154 acres of dryland

Price: **Parcel 1:** \$135,000

Parcel 2: \$170,000

Comments: Possession at Closing and subject to a cash rent farm lease for the 2020 growing season. The cultivated cropland acres are made up of outstanding soils & nearly level terrain. Don't miss this opportunity to own a beautiful & productive farm in Western Keith County!

Contact: **Bruce Dodson, AFM; Co-Listing Agent 308.539.4455 or bruce@agriaffiliates.com**

Chase Dodson; Co-Listing Agent 308.520.1168 or chase@agriaffiliates.com

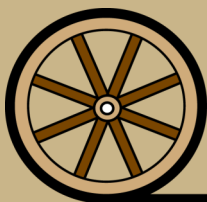
Mike Polk, Don Walker, John Childears, Tony Eggleston, Brad Atkins, Brian Reynolds.
Dallas Dodson, Dave Masek, Jerry Weaver



Bruce Dodson, AFM
Co-Listing Agent



Chase Dodson,
Co-Listing Agent



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

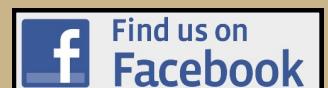
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

NORTH PLATTE OFFICE

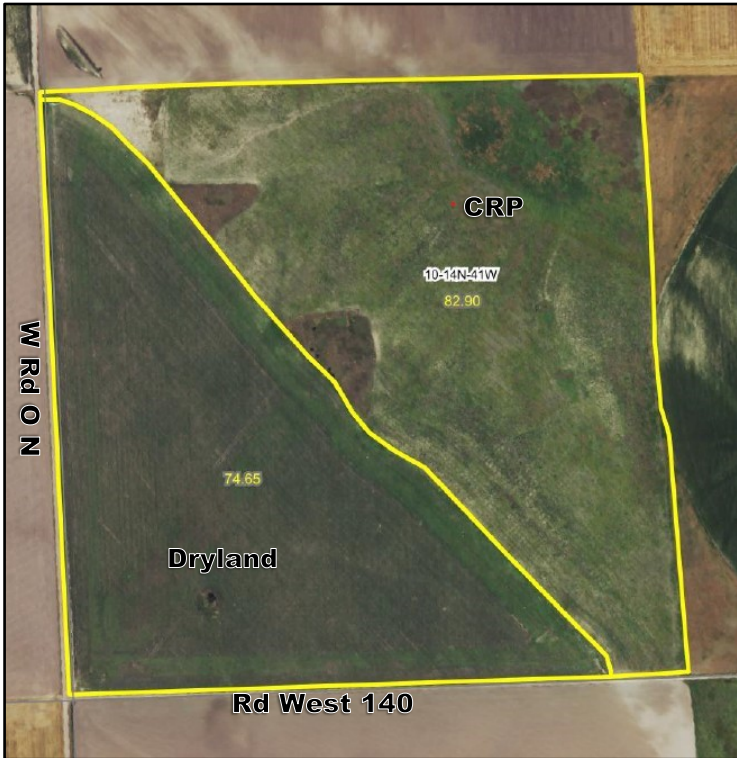
P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244



PARCEL 1

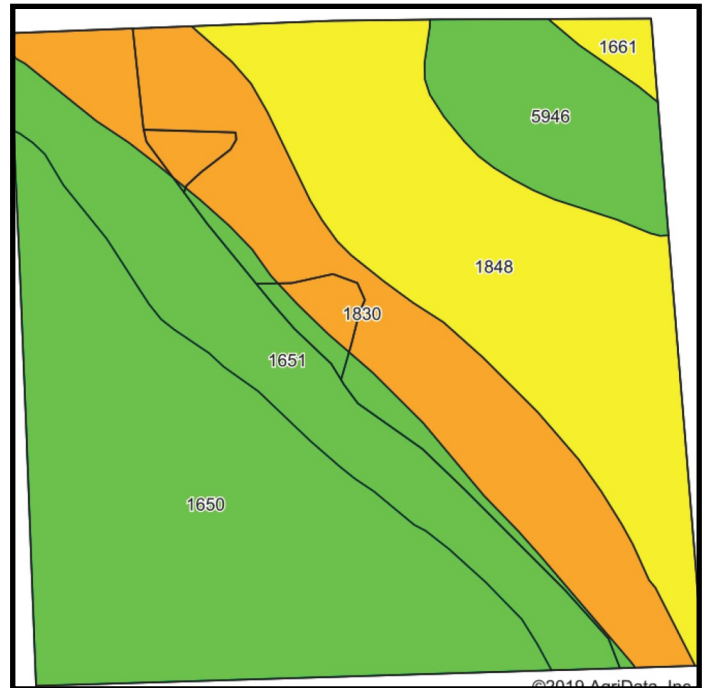


Legal Description: SW1/4 Section 10-T14N-R41W of the 6th P.M., Keith County, Nebraska

FSA Info: 155.29 Cropland acres; 74.16 acres effective DCP Cropland & 81.13 acres enrolled in CRP @ \$44.65/acre for a total of \$3,622 annual CRP payment, expiring 2023. **Base Acre Info:** 34.03 Wheat Acres with PLC Yield of 39 bushels & 34.54 Corn Acres with PLC Yield of 98 bushels.

Land Use: The property includes 81 acres of CRP and 74 acres of dryland with the remainder in grass.

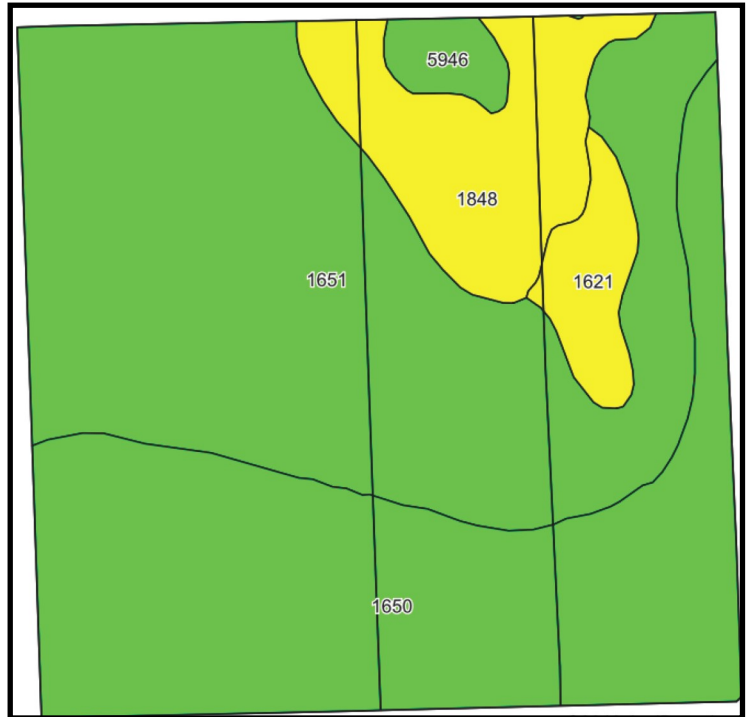
Price: \$135,000



Area Symbol: NE101. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Corn	*n NCCPI Small Grains
1650	Kuma loam, 0 to 1 percent slopes	51.84	32.7%		IIc	IW	1703	28	35
1848	Sulco loam, 6 to 9 percent slopes	38.67	24.4%		IVe	IVe	1650	22	22
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	29.33	18.5%		VIe		1707	13	14
1651	Kuma loam, 1 to 3 percent slopes	24.36	15.4%		IIe	IIe	1711	28	34
5946	Duroc silt loam, 1 to 3 percent slopes	12.71	8.0%		IIe	IIe	2475	28	33
1661	Lodgepole silt loam, frequently ponded	1.63	1.0%		IIIW	IVW	2000	26	10
Weighted Average							1757	*n 23.7	*n 27.4

PARCEL 2



Area Symbol: NE101. Soil Area Version: 19									
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Corn	*n NCCPI Small Grains
1651	Kuma loam, 1 to 3 percent slopes	73.79	47.8%		Ile	Ile	1711	28	34
1650	Kuma loam, 0 to 1 percent slopes	56.19	36.4%		Ilc	Iw	1703	28	35
1848	Sulco loam, 6 to 9 percent slopes	16.23	10.5%		IVe	IVe	1650	22	22
1621	Keith loam, 3 to 6 percent slopes	5.36	3.5%		IIIe	IIIe	1703	28	33
5946	Duroc silt loam, 1 to 3 percent slopes	2.84	1.8%		Ile	Ile	2475	28	33
Weighted Average							1715.5	*n 27.4	*n 33

Legal

Description: SE1/4 Section 17-T14N-R41W of the 6th P.M., Keith County, Nebraska

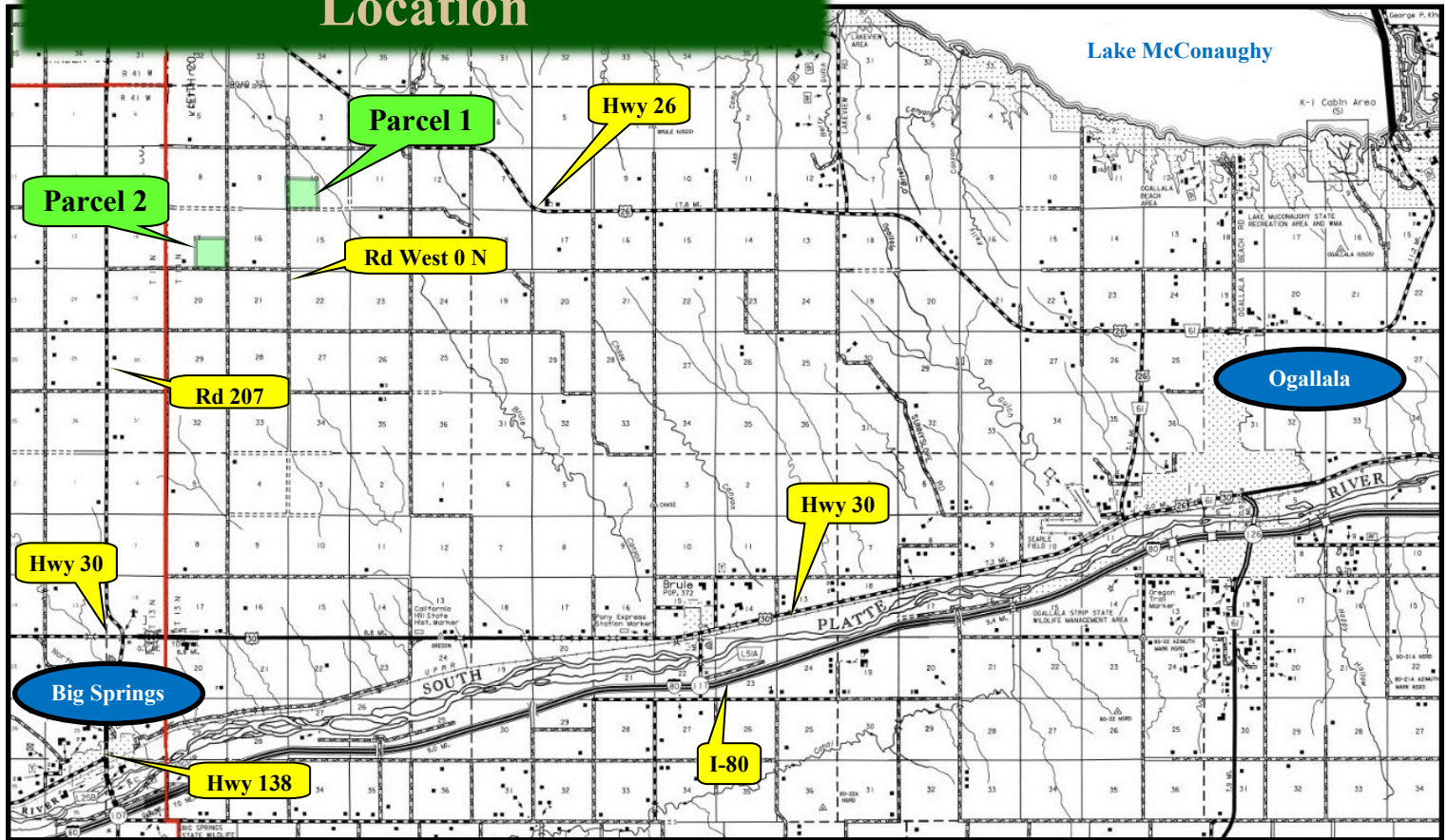
FSA Info: 154.41 Cropland acres; 154.41 acres effective DCP Cropland. **Base Acre Info:** 70.84 Wheat Acres with PLC Yield of 39 bushels & 71.89 Corn Acres with PLC Yield of 98 bushels.

Land Use: The property is comprised of 154 acres dryland.

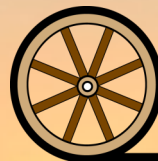
Price: \$170,000



Location



Offered by



AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services



agriaaffiliates.com