

LAND FOR SALE

ROSCOE DRYLAND & PASTURE



Location: **Parcel 1:** 4 miles east of Roscoe, NE on U.S. Hwy. 30 & 1-1/2 miles north on Co. Rd. East "L".
Parcel 2: 2-1/2 miles north of Roscoe, NE on Co. Rd. East "H" and then 2/3 of a mile east on Co. Rd. East 120.

Acres & Taxes: **Parcel 1:** 318.38 Taxed Assessed Acres; 2019 Real Estate taxes payable in 2020 are \$2,803.22
Parcel 2: 212.42 Taxed Assessed Acres; 2019 Real Estate taxes payable in 2020 are \$2,167.36

Land Use: **Parcel 1:** 181.61 ac. FSA cropland and 136 acres of pasture; 91% Class II & 8.6% Class IV soils
Parcel 2: 137.94 ac. FSA cropland and 74 acres of pasture; 83.4% Class II & 16.6% Class III soils

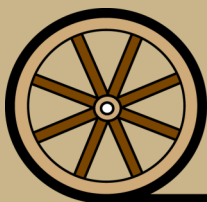
Price: **Parcel 1:** \$390,000
Parcel 2: \$275,000

Comments: Both Pastures have submersible wells. Parcel #1 has a 40'X50' steel building and 2 Butler grain bins. Excellent county road access.

Contact: **Mike Polk, Listing Agent 308-539-4446 or mike@agriaffiliates.com**
Don Walker, John Childears, Bruce Dodson, Chase Dodson, Tony Eggleston,
Brian Reynolds, Brad Atkins



Mike Polk
Listing Agent

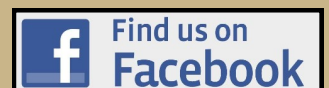


Offered Exclusively By:

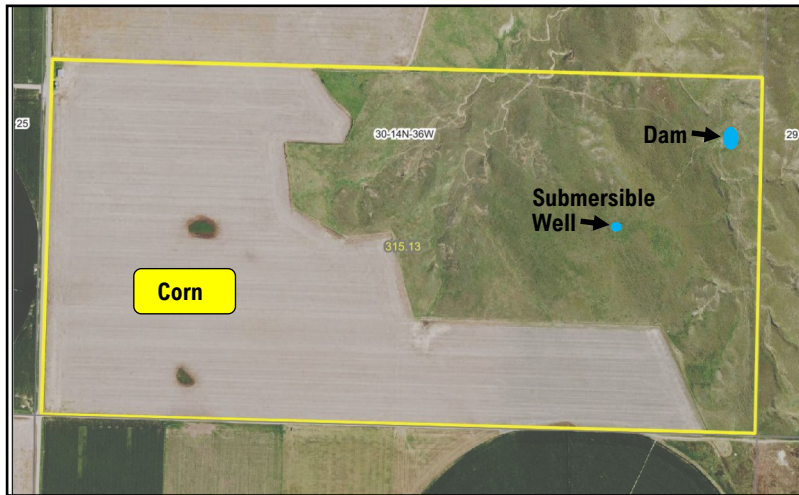
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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Parcel 1 - 318 Acres



Legal Description:

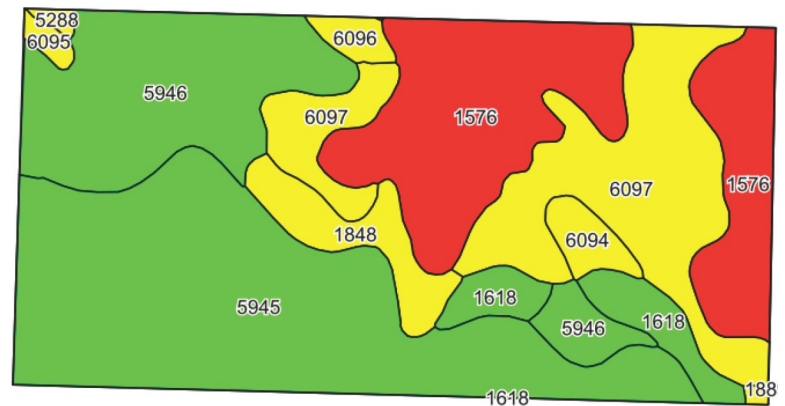
S1/2 Section 30-T14N-R36W (Less 2 acres on north side)
of the 6th P.M., Keith County, NE

FSA Info:

62.6 Ac. Wheat Base @ 51 Bu. Yield & 71.2 Ac. Corn
Base @ 101 Bu. yield

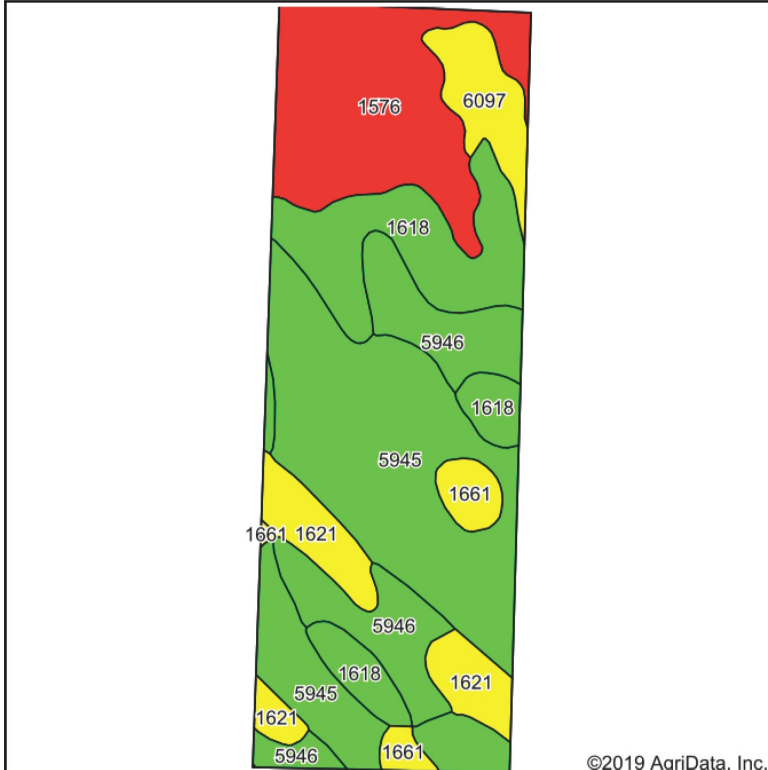
Water: Submersible well

Price: \$390,000



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)	SRPG	Corn Irrigated	Winter wheat	Winter wheat fallow
5945	Duroc silt loam, 0 to 1 percent slopes	99.42	31.5%		IIc	Iw	2475	58	152	45	
1576	Dix-Sulco-Sarben complex, 20 to 60 percent slopes	68.57	21.8%		VIIc		1475	2			
6097	Sarben loamy fine sand, 9 to 20 percent slopes	56.71	18.0%		IVe	IIIe	2490	38	104	25	
5946	Duroc silt loam, 1 to 3 percent slopes	53.43	17.0%		Ile	Ile	2475	57	147	41	
1618	Keith loam, 1 to 3 percent slopes	12.93	4.1%		Ile	Ile	1727	65	134		40
1848	Sulco loam, 6 to 9 percent slopes	12.85	4.1%		IVe	IVe	1650	40			
6094	Sarben loamy fine sand, 0 to 3 percent slopes	4.99	1.6%		IVe	IIIe	2455	49	112	28	
6096	Sarben loamy fine sand, 6 to 9 percent slopes	3.14	1.0%		IVe	IIIe	2490	45	104	25	
6095	Sarben loamy fine sand, 3 to 6 percent slopes	1.76	0.6%		IVe	IIIe	2455	47	112	28	
5288	Vetal loamy fine sand, 0 to 3 percent slopes	0.88	0.3%		IIIe	IIIe	1810	46	119	28	
1621	Keith loam, 3 to 6 percent slopes	0.45	0.1%		IIIe	IIIe	1703	63	132	31	
Weighted Average							2192.5	41.2	101	26.6	1.6

Parcel 2 - 212 Acres



Legal Description:

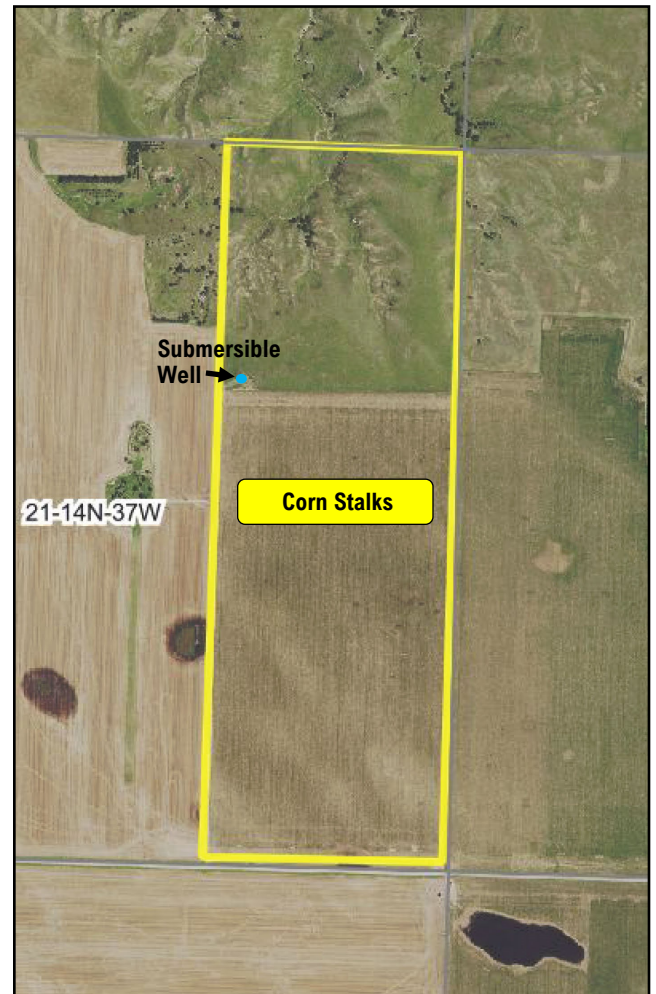
Tract in E1/2 Section 21-T14N-R37W of the 6th P.M., Keith County, NE

FSA Info:

34 Ac. Wheat Base @ 51 Bu. Yield & 43.1 Ac. Corn Base @ 101 Bu. yield

Water: Submersible well

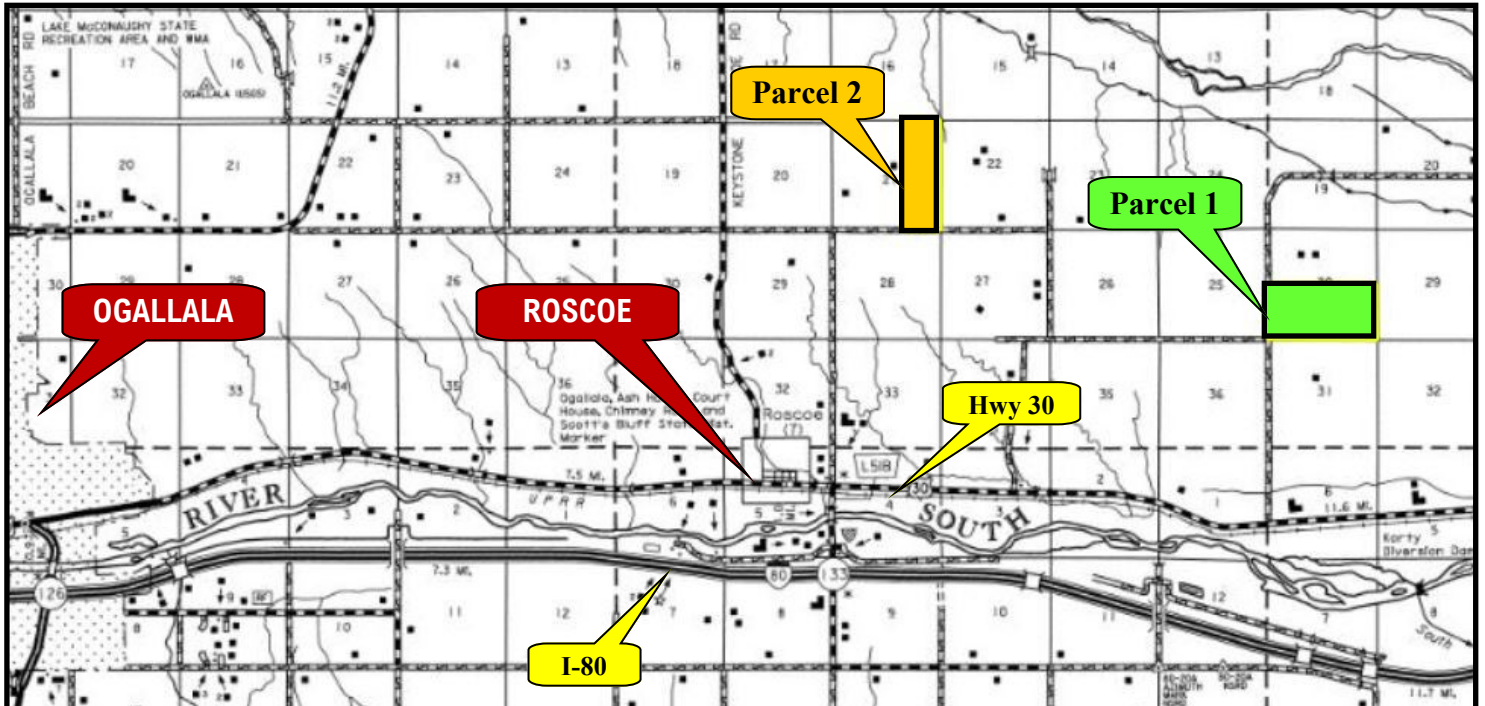
Price: \$275,000



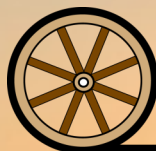
Area Symbol: NE101. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat	Winter wheat fallow
5945	Duroc silt loam, 0 to 1 percent slopes	70.75	34.3%		IIc	Iw	2475	58	152	45	
1576	Dix-Sulco-Sarben complex, 20 to 60 percent slopes	41.15	19.9%		VIIe		1475	2			
1618	Keith loam, 1 to 3 percent slopes	34.45	16.7%		IIe	IIe	1727	65	134		40
5946	Duroc silt loam, 1 to 3 percent slopes	27.34	13.3%		IIe	IIe	2475	57	147	41	
1621	Keith loam, 3 to 6 percent slopes	16.24	7.9%		IIIe	IIIe	1703	63	132	31	
6097	Sarben loamy fine sand, 9 to 20 percent slopes	10.31	5.0%		IVe	IIIe	2490	38	104	25	
1661	Lodgepole silt loam, frequently ponded	6.08	2.9%		IIIw	IVw	2000	29			
Weighted Average							2076.6	46.4	109.6	24.6	6.7

LOCATION



Offered by



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