

LAND FOR SALE

GARDEN COUNTY 80



Location: 22 miles southwest of Oshkosh, NE or 19 miles northwest of Chappell, Nebraska in the SW corner of Garden County at the junction of County Roads 153 & 40 (9 Mile Road).

Legal Description: N1/2NW1/4 Section 15-T15N-R46W of the 6th P.M., Garden County, Nebraska.

Acres/Taxes: 80.61 tax assessed acres; 2019 taxes - \$731.86

Soils: 50% Class II & III silt loams, 50% Class IV Sidney Canyon Complex.

FSA Info: 79.94 cropland acres; 66.91 acres wheat base @ 38 bu. PLC yield

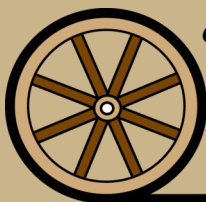
Price: \$72,000.00

Comments: This property has excellent access with county roads on 2 sides. Currently the East 40 acres are in growing wheat and the West 40 are worked fallow ground.

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



Mike Polk
Listing Agent

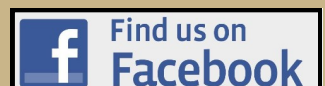


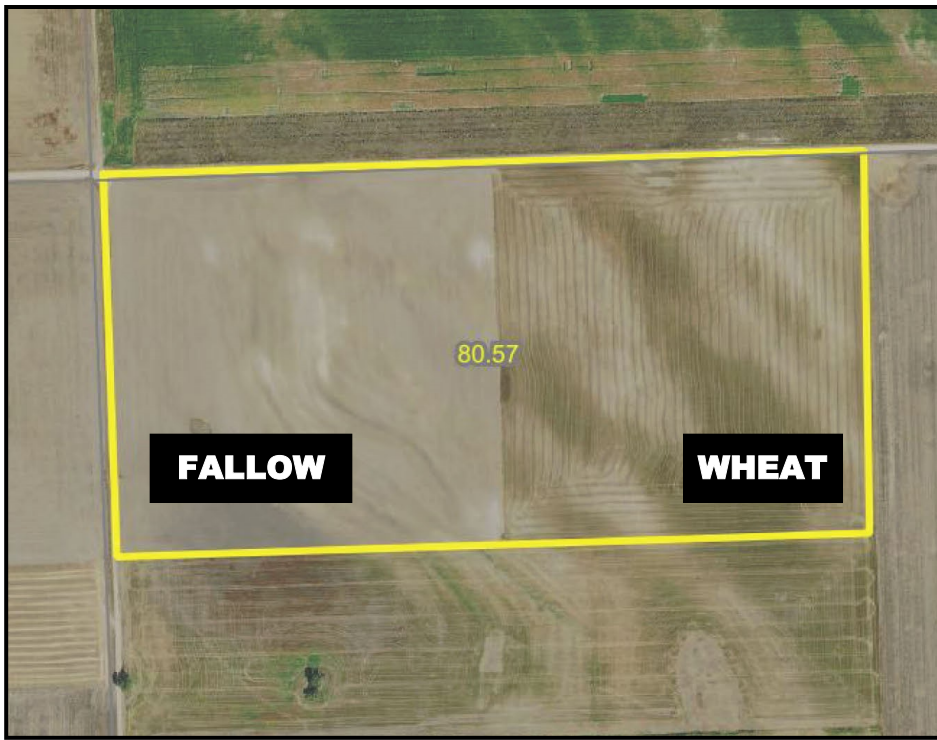
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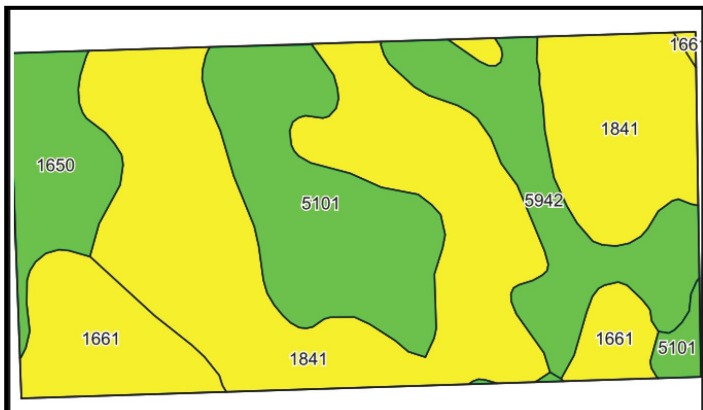
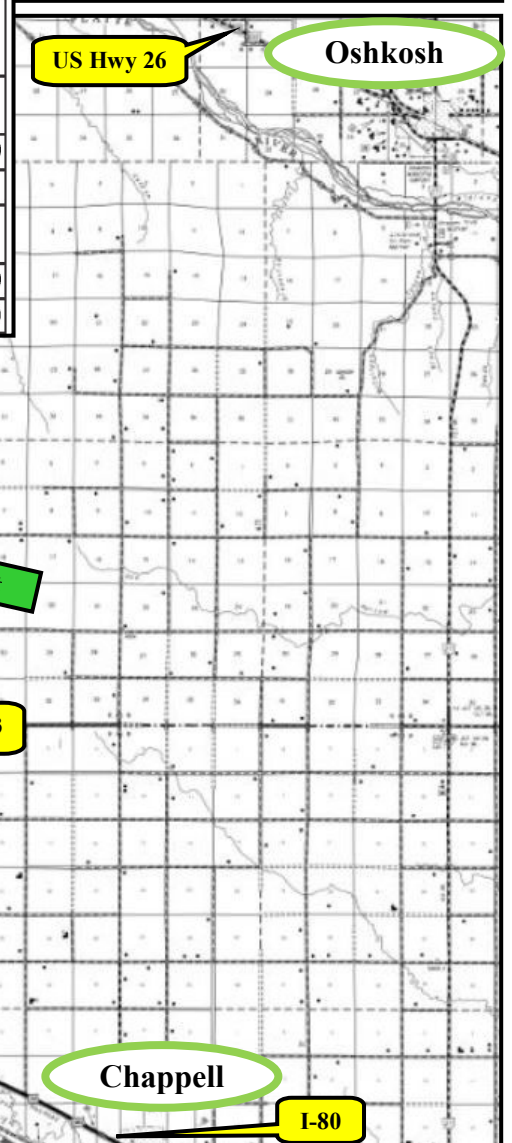
NORTH PLATTE
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Area Symbol: NE069, Soil Area Version: 18

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 Irrigated
1841	Sidney-Canyon complex, 6 to 9 percent slopes	40.23	49.9%		IVe	IVe	1550	29	70	18	
5101	Alliance loam, 1 to 3 percent slopes	14.64	18.2%		Ile	Ile	1703	60	140	40	59
5942	Duroc loam, 0 to 1 percent slopes	10.30	12.8%		IIc	Iw	2450	58			
1661	Lodgepole silt loam, frequently ponded	9.06	11.2%		IIIw	IVw	2000	17			
1650	Kuma loam, 0 to 1 percent slopes	6.34	7.9%		IIc	Iw	1703	60	144	40	79
Weighted Average							1755.5	39.4	71.7	19.4	16.9



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