

LAND FOR SALE

Frontier County Farm & Range



Location: From Maywood, Nebraska, 16.5 miles south on US Hwy 83, then 1.5 miles east on Rd.731, to the southwest corner of the property.

Acres and Taxes: 1,179.2 Taxed Acres; 2019 Real Estate taxes payable in 2020 are \$13,312

Land Use: 368.3 acres of dryland and 794 acres of rangeland

FSA: 122.8 acres of corn base with a PLC yield of 102 bu./acre; and 123.9 acres of wheat base with a PLC yield of 51 bu./acre.

Price: **Parcel 1: \$1,248,000**

Comments: Possession at Closing and subject to a farm lease expiring Feb 28, 2021. Productive rangeland with good livestock water. Historically productive farm with county road access to the parcels. Property video on our website: www.agriaffiliates.com

Contact: **Bruce Dodson, AFM; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**

Chase Dodson; Listing Agent 308-520-1168 or chase@agriaffiliates.com

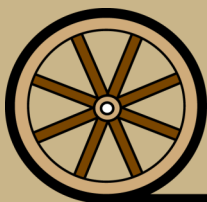
Brian Reynolds, Mike Polk, John Childears, Tony Eggleston, Dallas Dodson



Bruce Dodson, AFM
Listing Agent



Chase Dodson,
Listing Agent

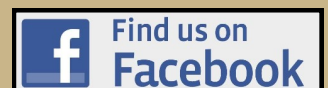


Offered Exclusively By:

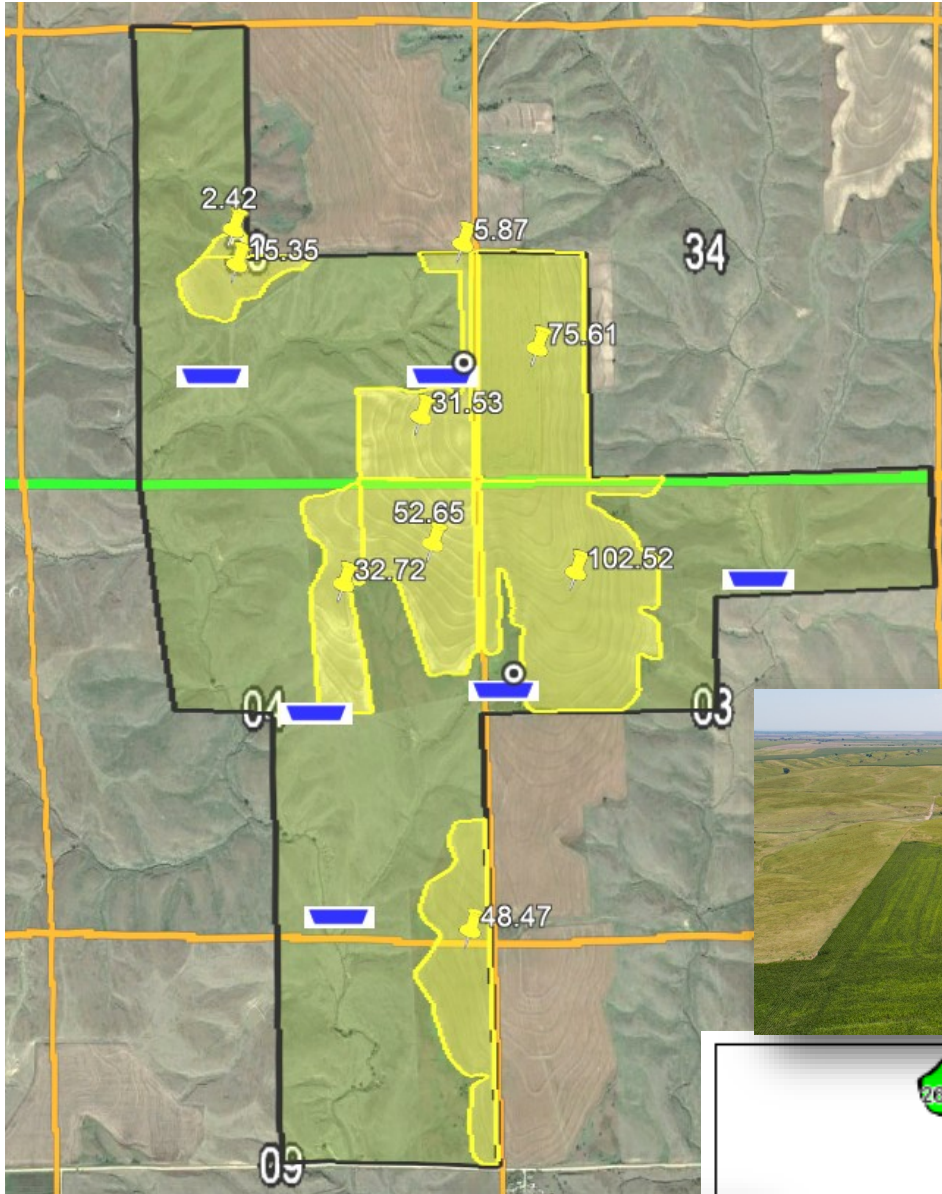
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

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Farm Information



Legal

Description: N1/2NE1/4, NW1/4 Section 3; E1/2NW1/4, NE1/4, SE1/4 Section 4; NE1/4 Section 9; all in T5N-R29W, and E1/2NW1/4, E1/2SW1/4, SE1/4 Section 33; W1/2SW1/4 Section 34; all in T6N-R29W of the 6th P.M., Frontier County, Nebraska

Land Use:

The property includes 368.3 acres of dryland and 794 acres of rangeland. Primary crops include wheat and corn, with the rangeland historically used for summer grazing.

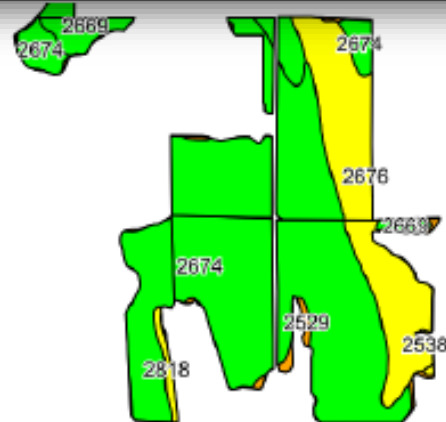
Water:

Livestock water is provided by 2 electric submersible wells and pipelines to tanks.

Price: \$1,248,000

Check out the property video on our website:

www.agriaffiliates.com



98% Class II & III Soils!



Area Symbol: NE063, Soil Area Version: 16						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	234.82	64.0%		Ile	Ile
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	98.72	26.9%		IIle	IIle
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	22.41	6.1%		Ile	Ile
2529	Coly and Uly silt loams, 11 to 30 percent slopes	6.10	1.7%		VIle	
2818	Uly silt loam, 3 to 6 percent slopes, eroded	3.26	0.9%		IIle	IIle
2541	Coly silt loam, 11 to 17 percent slopes, eroded	1.00	0.3%		VIle	
2538	Coly silt loam, 6 to 11 percent slopes, eroded	0.83	0.2%		IVle	IVle

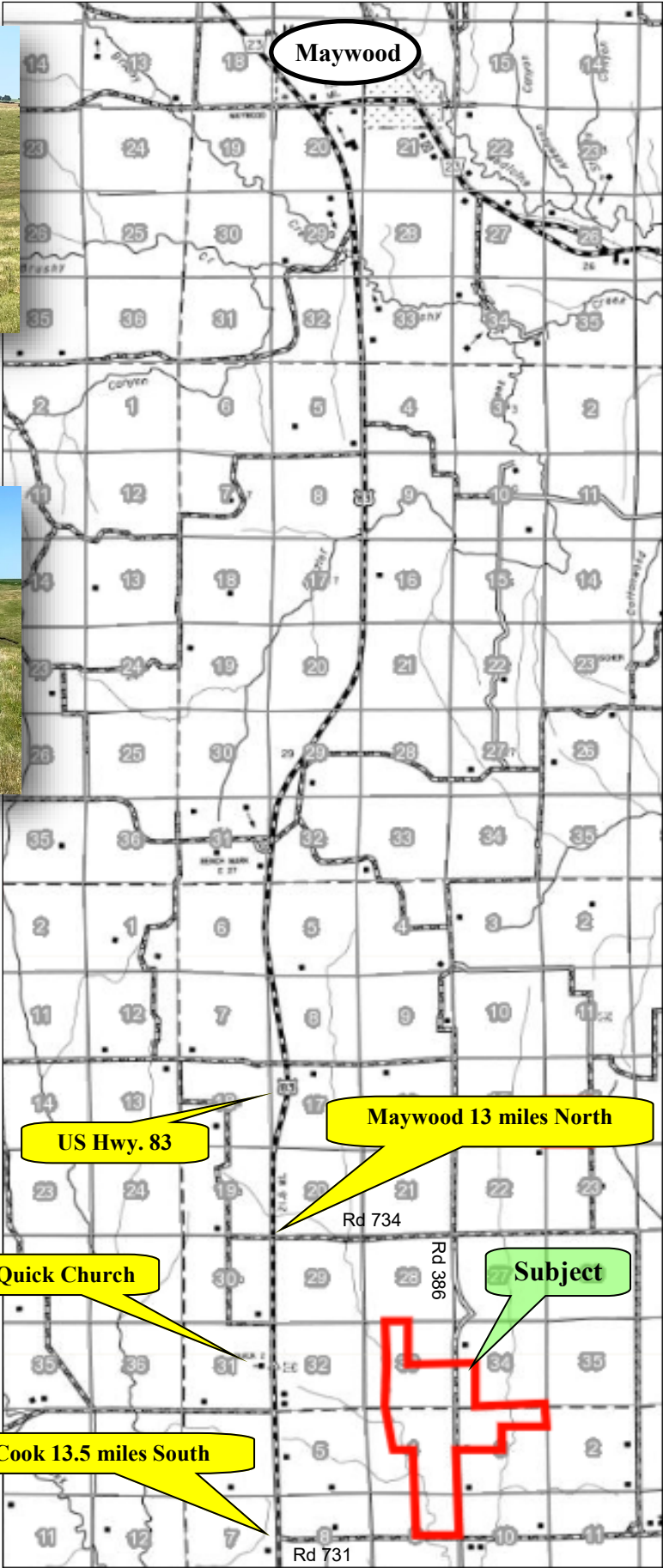
Soils data provided by USDA and NRCS.

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Location Map



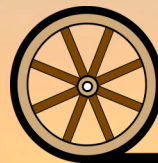
Up to 6 months summer grazing on productive rangeland.





Principal crops include corn and winter wheat
on productive Class II & III soils.

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