

LAND FOR SALE

Western Keith County Dryland Quarter



Location: Northeast of Big Springs, Nebraska. 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 2.5 miles to the NW corner of quarter.

Legal

Description: NE1/4 Section 21-T14N-R41W of the 6th P.M., Keith County, Nebraska

Taxes: 159.78 Taxed Acres; 2019 Real Estate taxes payable in 2020 are \$1,379.78; Assessor reports 155.8 acres of cropland.

FSA Info: 157.23 acres of non-irrigated cropland; 69.2 acres Wheat base @ 37 bushel/acre PLC Yield, 16.4 acres of Field Peas base @ 1,292 #/acre PLC Yield.

Price: \$140,000 (\$891/cropland acre)

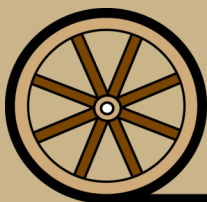
Comments: Possession at Closing. The cropland is currently fallow in preparation for a fall seeding of wheat. This is in a productive area with wheat and corn as the primary crops. Excellent access with county gravel roads on the north and east boundaries.

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

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



Bruce Dodson, AFM
Listing Agent



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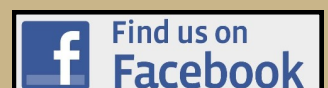
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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

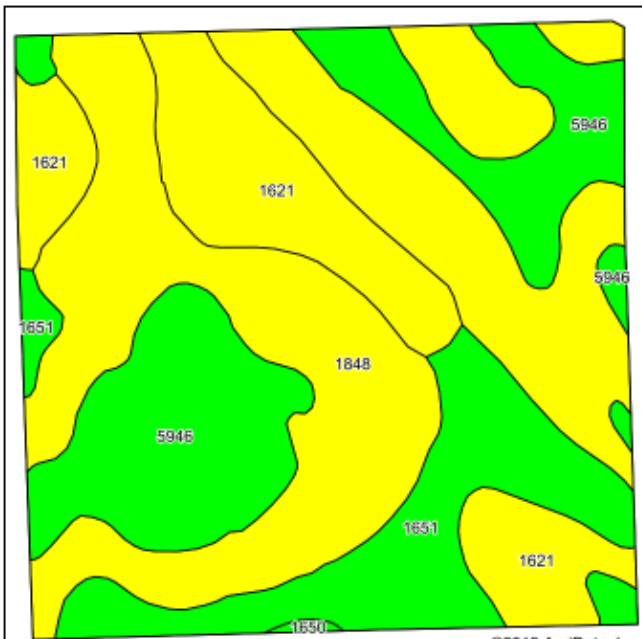
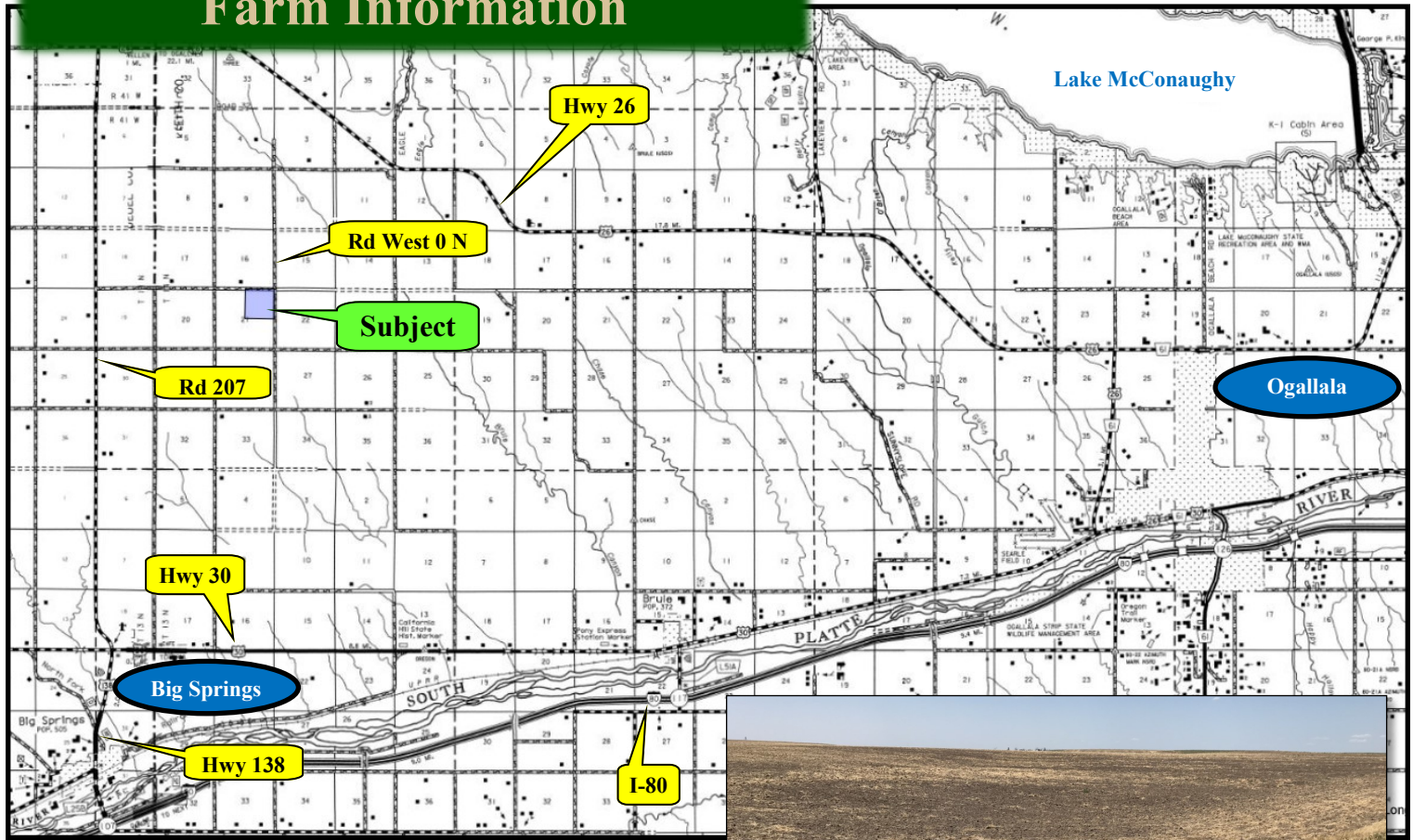
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Farm Information



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	SRPG	Winter wheat	*n NCCPI Corn	*n NCCPI Small Grains
1848	Sulco loam, 6 to 9 percent slopes	69.98	44.5%		IVe	IVe	40		22	22
5946	Duroc silt loam, 1 to 3 percent slopes	36.49	23.2%		Ile	Ile	57	41	28	33
1621	Keith loam, 3 to 6 percent slopes	28.05	17.8%		IIIe	IIIe	63	31	28	33
1651	Kuma loam, 1 to 3 percent slopes	22.42	14.3%		Ile	Ile	59	39	28	34
1650	Kuma loam, 0 to 1 percent slopes	0.29	0.2%		Ilc	Iw	60	40	28	35
Weighted Average							50.8	20.7	*n 25.3	*n 28.3