

LAND FOR SALE

Deuel County Dryland



Location: 5 miles east of Chappell on north side of Hwy 30

Legal

Description: W1/2 Sec. 15-T13N-R44W of the 6th P.M., Deuel County, NE

Acres/Taxes: 315.78 tax assessed acres; 2019 taxes payable in 2020 \$3,018.68

Land Use: Entirely Dry Cropland

FSA Info: 313.85 cropland acres; 58.26 ac. wheat base at 38 bu. Yield, 97.24 ac. corn base at 114 bu. Yield and 12.3 ac. sunflower base at 581 lbs.

Soils: 54.1% Class II, 29.8% Class III, 16.2% Class IV Dryland

Price: \$320,000

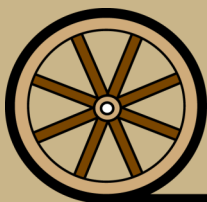
Comments: 207.35 ac. planted to winter wheat, 106.5 ac. in wheat stubble. There is a 48'X60' steel building and 2 grain bins in the SW corner.

Contact: Mike Polk - 308.539.4446 - mike@agriaffiliates.com

Don Walker, Roger Luehrs, John Childears, Bruce Dodson, Tony Eggleston, Chase Dodson, Brian Reynolds, Mike Wilken, Dallas Dodson



Mike Polk
Listing Agent



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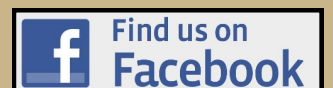
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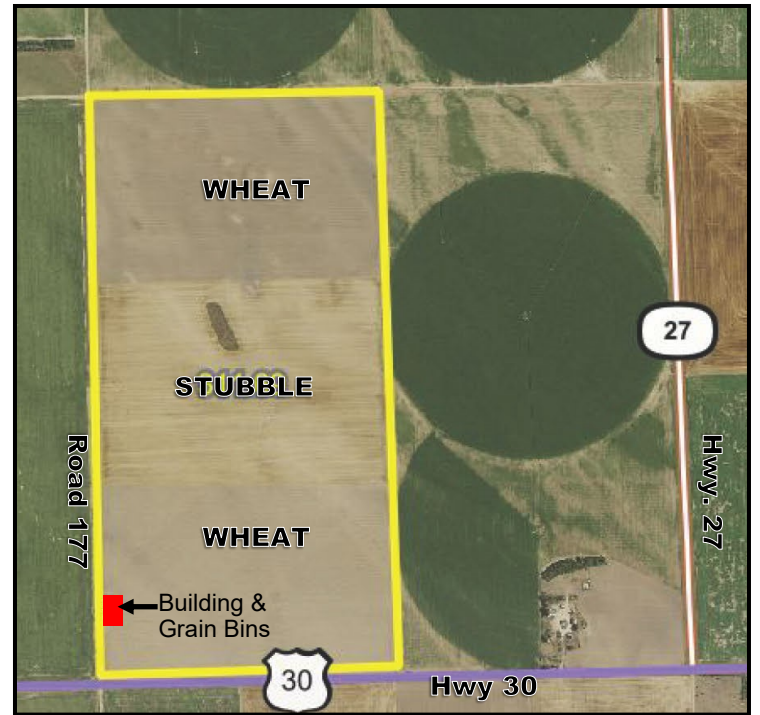
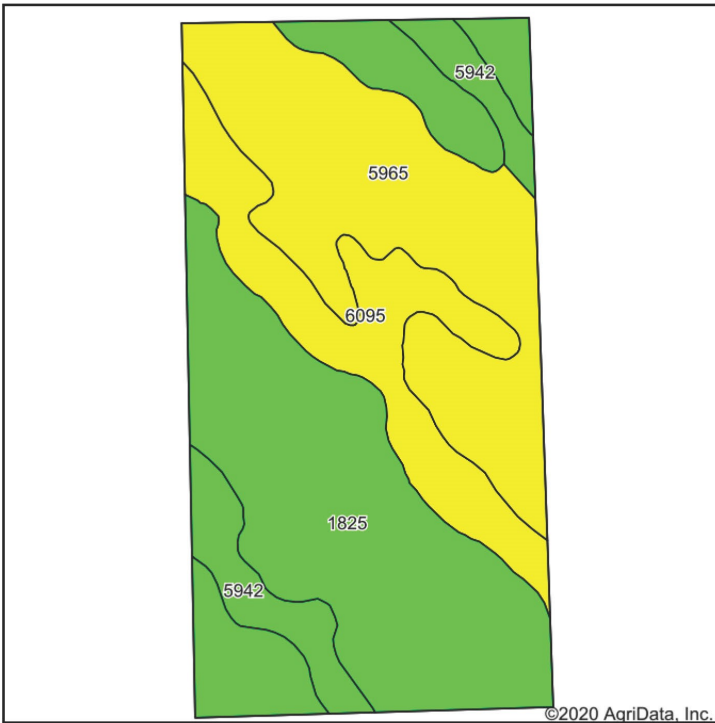
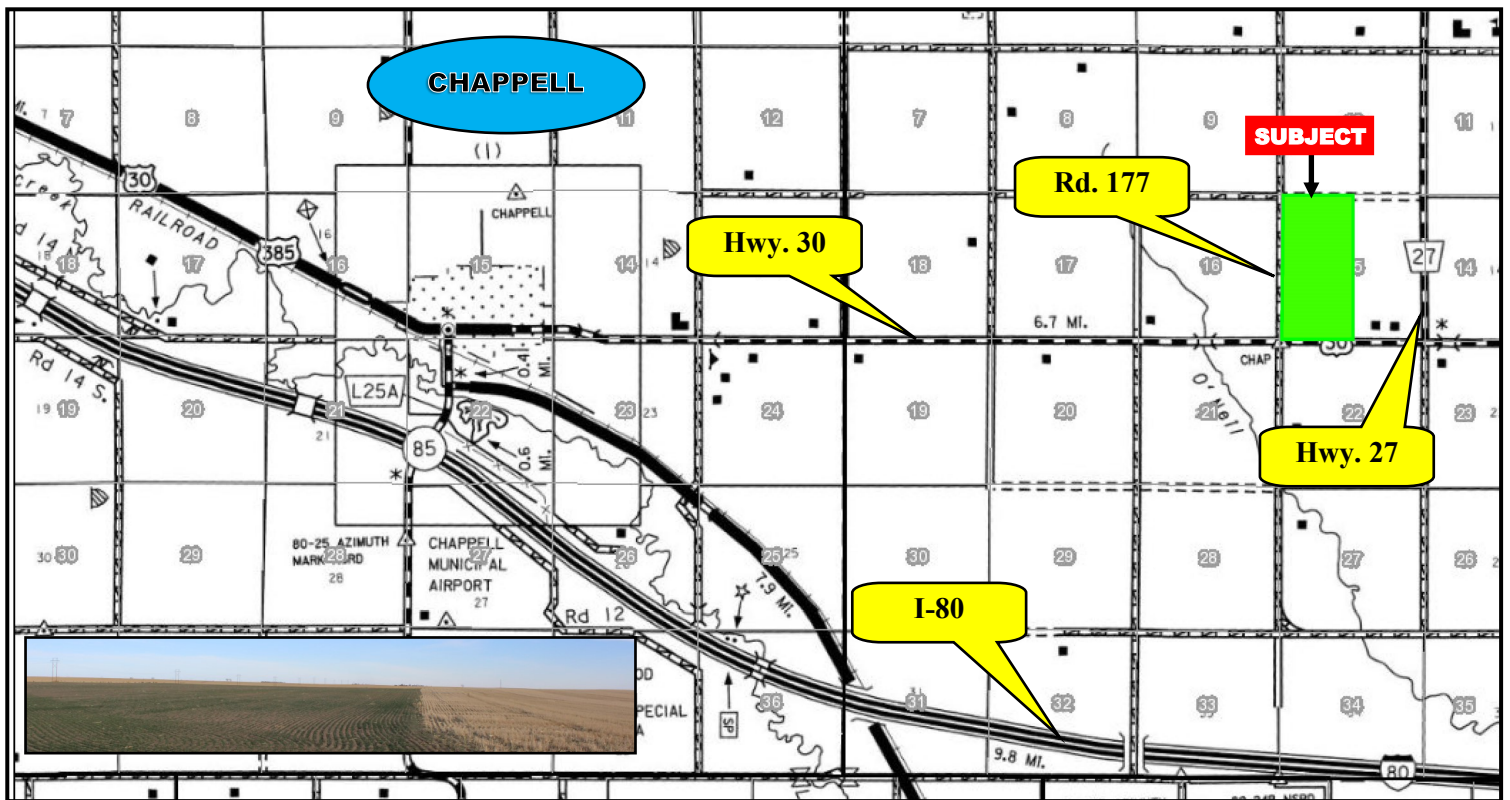
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Area Symbol: NE049, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat	Winter wheat fallow
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	141.08	45.3%		Ile	Ile	1706	58	132		36
5965	Jayem fine sandy loam, 0 to 3 percent slopes	94.30	30.3%		IIle	Ile	1795	50	117		38
6095	Sarben loamy fine sand, 3 to 6 percent slopes	51.27	16.4%		IVe	IIle	2455	33	112	28	
5942	Duroc loam, 0 to 1 percent slopes	25.04	8.0%		IIc	Iw	2450	61			
Weighted Average							1915.9	51.7	113.6	4.6	27.8