

LAND FOR SALE

Lincoln Hwy. Gravity



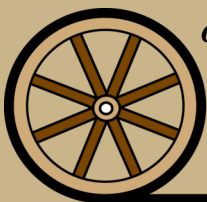
- Location:** From Brady, Nebraska, 2 miles south on Banner Rd. to E. Fort McPherson Rd., then 5 miles west to southern boundary of property.
- Legal Desc.:** Pt. W1/2W1/2 Section 24-T12N-R28W of the 6th PM in Lincoln County, Nebraska.
- Acres/Taxes:** 96.03 Taxed Acres - 2020 Real Estate Taxes payable in 2021 \$5,606.80
- Land Use:** Gravity irrigated cropland with excellent Class I Hord & Class II Cozad silt loams, 0-3% slopes.
- Irrigation:** Well Reg# A-007148 with 92.2 Certified Irrigated Acres Twin Platte NRD
- Price:** \$650,000
- Possession:** At closing subject to an existing Farm Lease expiring 3/1/2022.
- Comments:** Super quality gravity irrigated cropland. Excellent access in progressive community.
- Contact:** Chase Dodson, *Co-Listing Agent* - 308.520.1168 - chase@agriaffiliates.com
Bruce Dodson, AFM, *Co-Listing Agent* - 308.539.4455 - bruce@agriaffiliates.com
Mike Polk, Brian Reynolds, Tony Eggleston, Don Walker, Mike Wilken, Brad Atkins



Chase Dodson
Co-Listing Agent



Bruce Dodson, AFM
Co-Listing Agent



Offered Exclusively By:

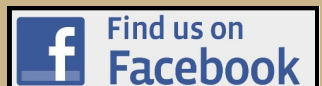
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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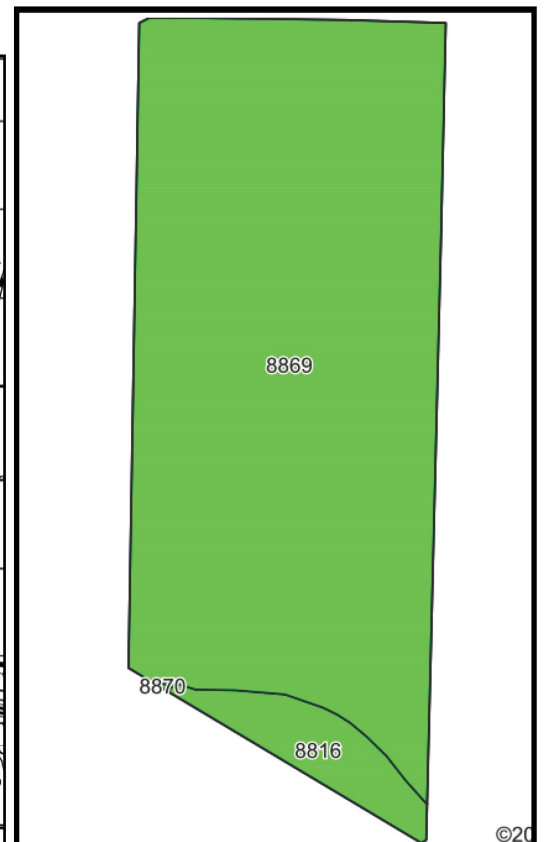
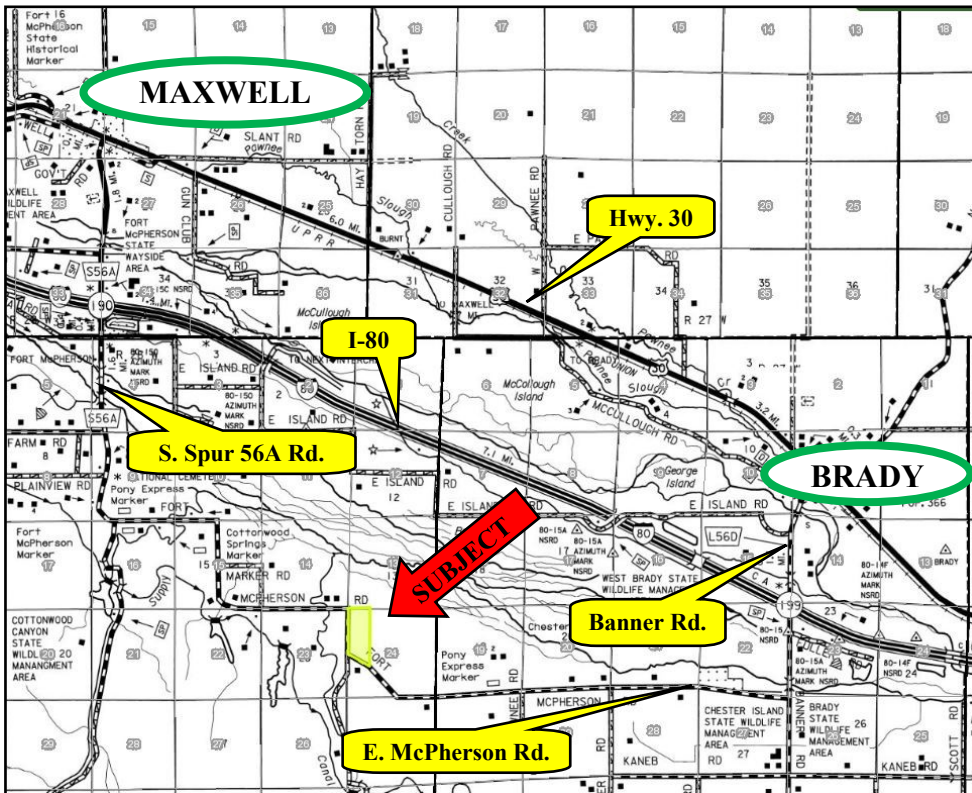
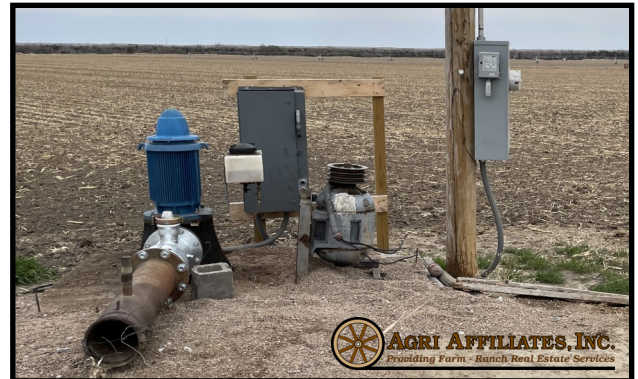
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PROPERTY INFORMATION



Code	Soil Description	Acres	Percent of field	Irr class Legend	Irr Class *c
8869	Hord silt loam, 0 to 1 percent slopes	86.75	93.8%		lw
8816	Cozad silt loam, 1 to 3 percent slopes	5.72	6.2%		lle