

# LAND FOR SALE

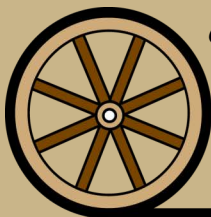
EASTERN DUNDY CO. DRYLAND

**PRICE REDUCED!**

403 Acres Cropland & 246 Acres Grass - SE of Wauneta, Nebraska



**Bruce Dodson, AFM**  
Listing Agent  
**308.539.4455**



*Offered Exclusively By:*

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

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**NORTH PLATTE**  
401 Halligan Dr.  
North Platte, NE 69103  
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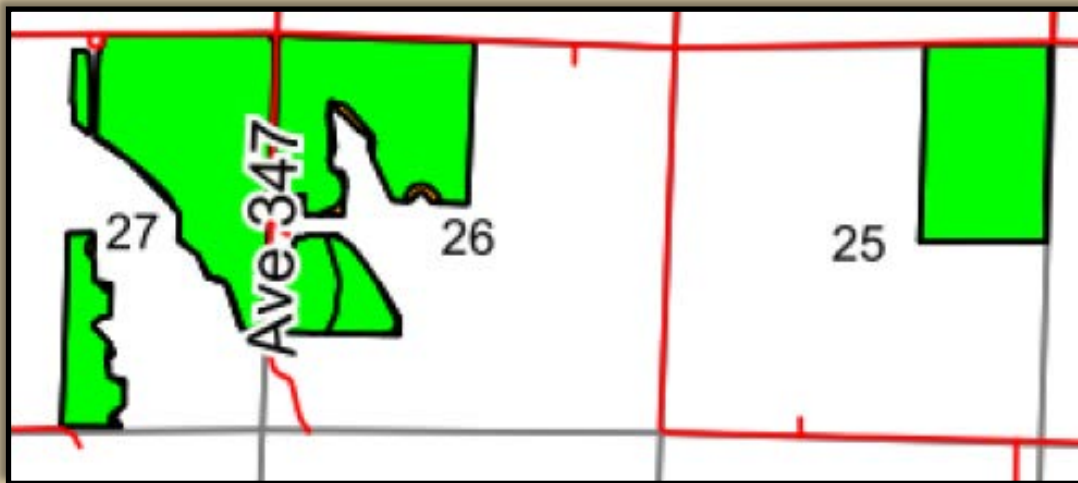


# GENERAL INFORMATION



TOTAL ACRES: 659 tax assessed acres  
TAXES: 2020 taxes due in 2021 \$9,038.12  
PRICE: ~~\$1,312,000~~ Price Reduced! - \$1,295,000  
GAS, OIL & MINERALS: 50% of all owned rights pass to Buyer

## SOILS MAPS - ALL TRACTS



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Corn	Winter wheat fallow	*n NCCPI Corn
1556	Blackwood loam, 0 to 1 percent slopes	409.68	94.3%		IIc	Iw	49	50	30
1559	Blackwood loam, 1 to 3 percent slopes	16.20	3.7%		Ile	Ile	47	48	30
1849	Sulco loam, 9 to 30 percent slopes	7.36	1.7%		VIe			6	21
1556	Blackwood loam, 0 to 1 percent slopes	1.19	0.3%		IIc	Iw	49	50	30
Weighted Average							48.1	49.2	*n 29.8

# TRACTS



## West Tract

LOCATION: The intersection of Ave. 347 and Rd. 722 is at the northeast corner of this tract.

LEGAL DESCRIPTION: E1/2 Sec. 27-T4N-R36W of the 6th P.M., Dundy County, NE

TAXES & ACRES: 320 taxed acres - 2020 taxes \$3,963.86

LAND USE: 144 ac. dry cropland; 173 ac. pasture/grass; 1 ac. Imp Site

FSA INFO: 177.13 cropland acres; 104.7 wheat base ac. PLC yield of 50

SOILS: 98.6% Class II, Blackwood loam soils with 0-1% slopes

## Middle Tract

LOCATION: The intersection of Ave. 347 and Rd. 722 is the northwest corner of this tract.

LEGAL DESCRIPTION: NW1/4, N1/2SW1/4 Sec. 26-T4N-R36W of the 6th P.M., Dundy County, NE

TAXES & ACRES: 240 taxed acres - 2020 taxes \$3,986.90

LAND USE: 160 ac. dry cropland; 73 ac. pasture/grass; 1 ac. Imp. Site

FSA INFO: 157.3 cropland acres; 75.1 wheat base ac. PLC yield of 50; 27.3 sorghum base ac. PLC yield of 54

SOILS: 96.9% Class II, Blackwood loam soils with 0-3% slopes

## East Tract

LOCATION: The intersection of Ave. 349 and Rd. 722 is the northeast corner of this tract.

LEGAL DESCRIPTION: Pt. NE1/4 Sec. 25-T4N-R36W of the 6th P.M., Dundy County, NE

TAXES & ACRES: 99 taxed acres - 2020 taxes \$1,087.36

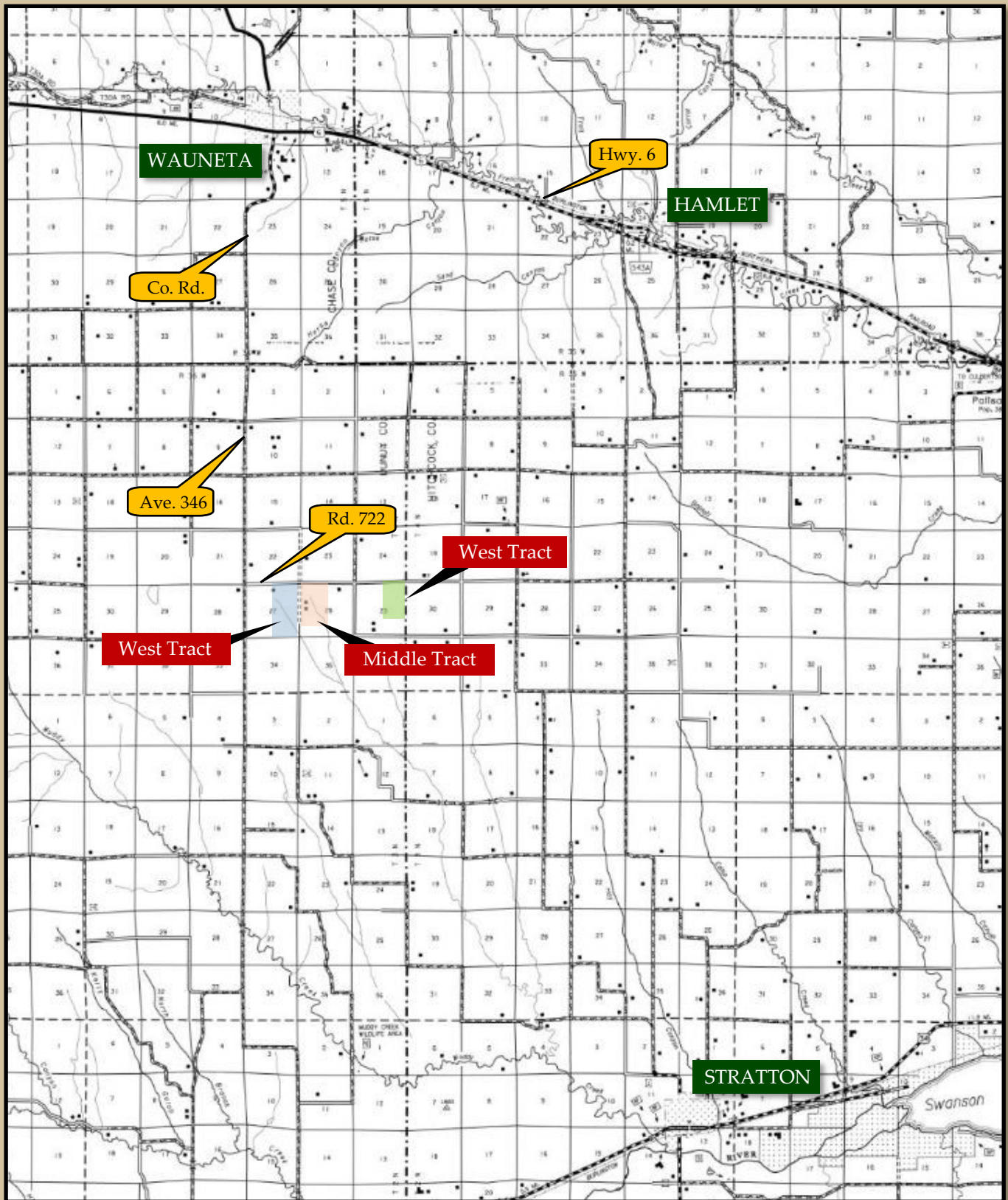
LAND USE: 99 ac. dry cropland

FSA INFO: 100 cropland acres; 47.5 wheat base ac. PLC yield of 50; 17.2 sorghum base ac. PLC yield of 54

SOILS: 100% Class II, Blackwood loam soils with 0-1% slopes

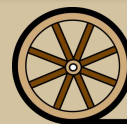






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Don Walker, Brad Atkins, Dallas Dodson



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