

LAND FOR SALE

BLACKWOOD SOILS - DRYLAND FARM



240 Acres Dry Cropland - NE of Wauneta, Nebraska

LOCATION: 10 miles north & 3 miles east of Wauneta, NE to intersection of CR 740 & Ave. 349 which is the NE corner of the property.

LEGAL DESCRIPTION: Part of the E1/2 Section 29-T7N-R35W of the 6th P.M., Hayes County, Nebraska

TAXES & ACRES: 253.02 Tax Assessed Acres - 2020 taxes payable in 2021: \$2,804.24

PRICE: \$515,000.00

LAND USE: Entirely Dry Cropland

FSA INFORMATION: 240.12 Cropland Ac.; 143.03 ac. wheat base @ 41 bu./ac. PLC yield; 13.87 ac. corn base @ 111 bu./ac. PLC yield; total base 156.9 ac.

SOILS: 97% Class II cropland soils, Blackwood Silt loam

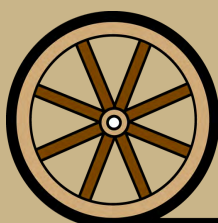
COMMENTS: Productive dry cropland in a strong farming community.

CONTACT: Brian Reynolds, Listing Agent - 308.380.5734 - breyolds@agriaffiliates.com

Bruce Dodson, Chase Dodson, Mike Wilken, Mike Polk, Jerry Weaver



Brian Reynolds
Listing Agent
308.380.5734

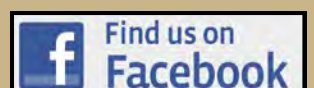


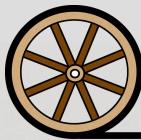
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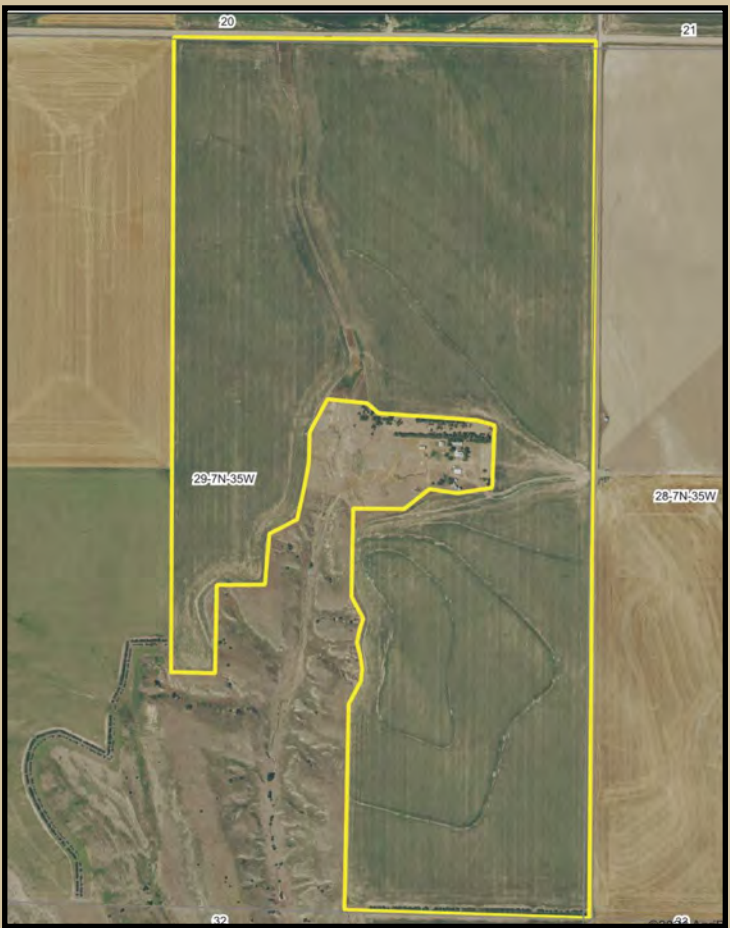
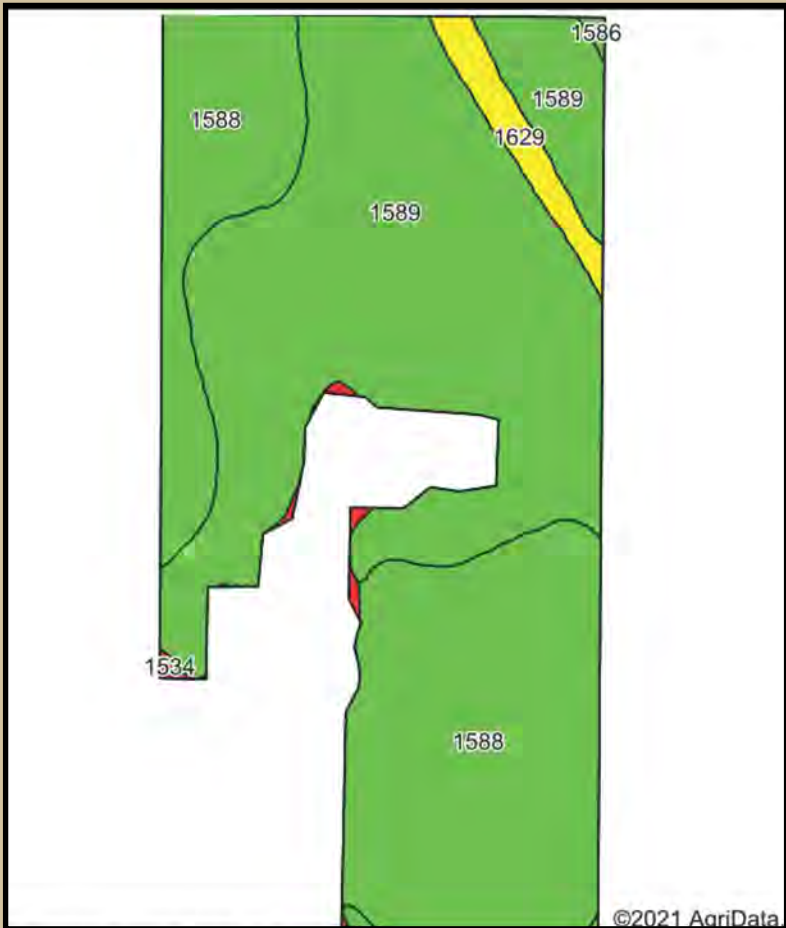




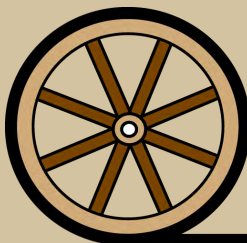
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PO Box 1166 - 401 Halligan Dr. - North Platte, NE 69103



Area Symbol: NE085, Soil Area Version: 20											
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	Corn Irrigated	Winter wheat
1589	Blackwood silt loam, 1 to 3 percent slopes	132.86	53.5%		Ile	Ile	1683	65	38	139	40
1588	Blackwood silt loam, 0 to 1 percent slopes	106.11	42.7%		Ilc	Iw	1703	66	40	144	45
1629	Keith silt loam, 3 to 6 percent slopes	7.40	3.0%		IIle	IIle	1700	64			
1534	Sulco silt loam, 30 to 60 percent slopes	1.43	0.6%		Vlle		2200	2			
1586	Blackwood silt loam, 3 to 6 percent slopes	0.46	0.2%		Ile	Ile	1700	63	38	140	40
Weighted Average							1695.1	65	37.5	136.2	40.7



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