

LAND FOR SALE

Buffalo County Dry Cropland



Location:

8 miles north and 1/2 mile west of Gibbon on Pole Line Road.

Legal

Description:

A tract of land located in the NW1/4 Section 2-T10N-R14W of the 6th P.M., Buffalo County, Nebraska (final legal description and acres to be determined by a survey)

Property

Description:

Approximately 108.0 acres of dry cropland with grassland, having dry crop potential. (Final acreage to be determined by a survey)

Farm Service

Agency

Information:

Total Cropland - 59.79 acres

Government Base Acres: Wheat 50.6 acres with PLC yield of 38.0 bu/acre

All cropland is considered highly erodible by NRCS.

Livestock

Water:

Provided by a dam, and a well equipped with an pump jack having generator hook up.

Soils:

Soils consists primarily of Class IV Uly, Holdrege, and Coly soils with slopes of 6-11%, along with a lesser amount of Class VI Coly, Uly, & Hobbs soils with slopes of 3-30%.

Real Estate

Taxes:

Estimated at \$1,400 per year.

List Price:

\$367,200.00

Comments:

All cropland is currently in hayable grassland with the balance being grassland with dry crop development potential. The property is fenced with new fencing located along the west.

Contact:

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Bryan Danburg; (308) 380-3488 or bryan@agriaffiliates.com



Bart Woodward
Listing Agent

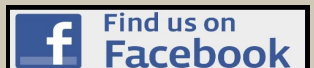


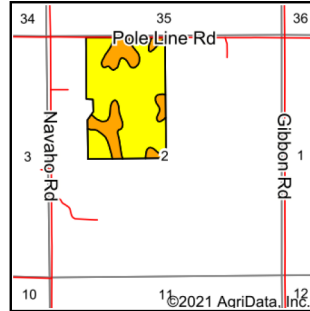
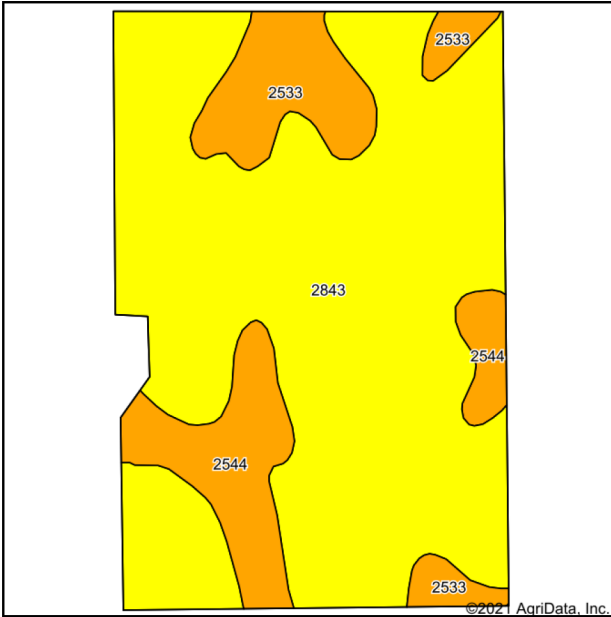
Offered Exclusively By:

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

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State: **Nebraska**
 County: **Buffalo**
 Location: **2-10N-14W**
 Township: **Valley**
 Acres: **108**
 Date: **12/7/2021**

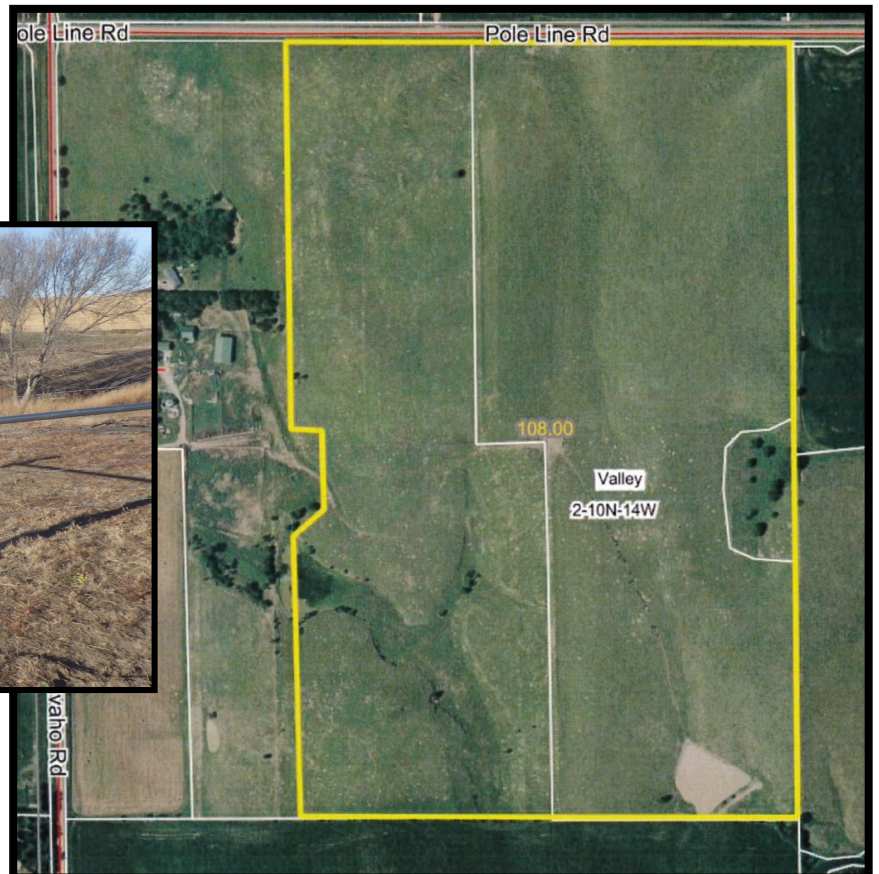


Soils data provided by USDA and NRCS.

Area Symbol: NE019, Soil Area Version: 24

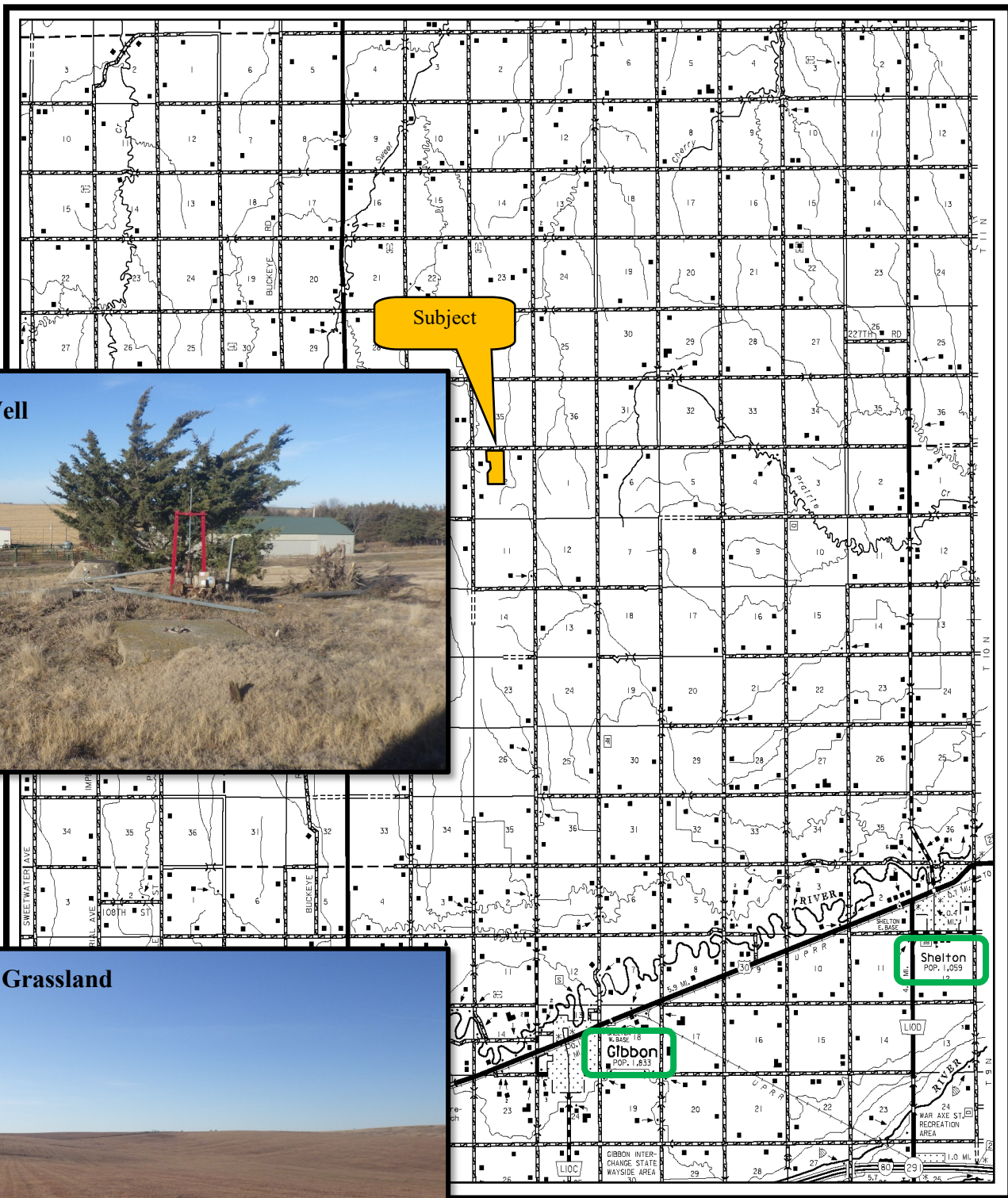
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	83.70	77.5%		IVe	IVe	58
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	12.58	11.6%		Vle		24
2533	Coly silt loam, 11 to 30 percent slopes	11.72	10.9%		Vle		30
Weighted Average					4.45	3.10	51

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.



View of new fencing along the west





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