

LAND FOR SALE

SE HITCHCOCK CO. DRYLAND

DRY CROPLAND - GRASS/PASTURE

LOCATION: 14 miles south of Culbertson, Nebraska on Hwy. 17 to Rd. 704, then west 2 miles to Driftwood. Travel south on Driftwood for 1/2 mile to northern boundary.

LEGAL DESCRIPTION: S1/2 SEC 28-T1N-R31W of the 6th P.M., Hitchcock County, Nebraska

TAXES & ACRES: 316 taxed acres - 2021 taxes \$3,521.76

PRICE: \$375,000

LAND USE: 210 ac. dry cropland; 102 pasture/grass

FSA INFO: 210.41 Cropland acres. Base Acre Info: 97.37 Corn Acres with PLC Yield of 108 bu.; 41.87 Wheat Acres with PLC Yield of 46 bu.; 15.25 Grain Sorghum Acres with PLC Yield of 50 bu. & 6.5 Soybean Acres with PLC Yield of 42 bu.

SOILS: Sulco, Ulysses-Sulco and Keith silt loams make up 100% of the soils

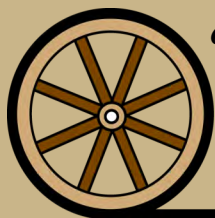
COMMENTS: This parcel has excellent county road access.

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Bruce Dodson, Chase Dodson, Mike Wilken, Bryan Danburg



Brian Reynolds
Listing Agent
308.380.5734

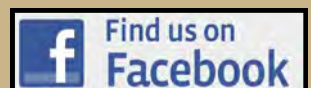


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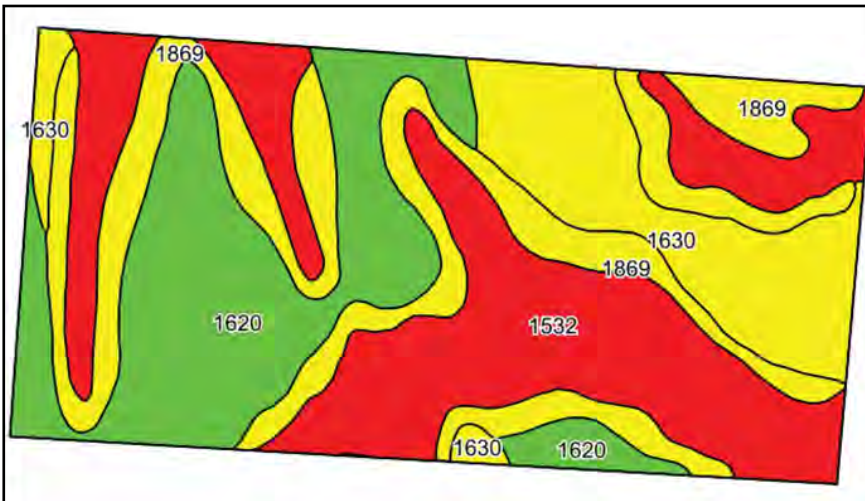
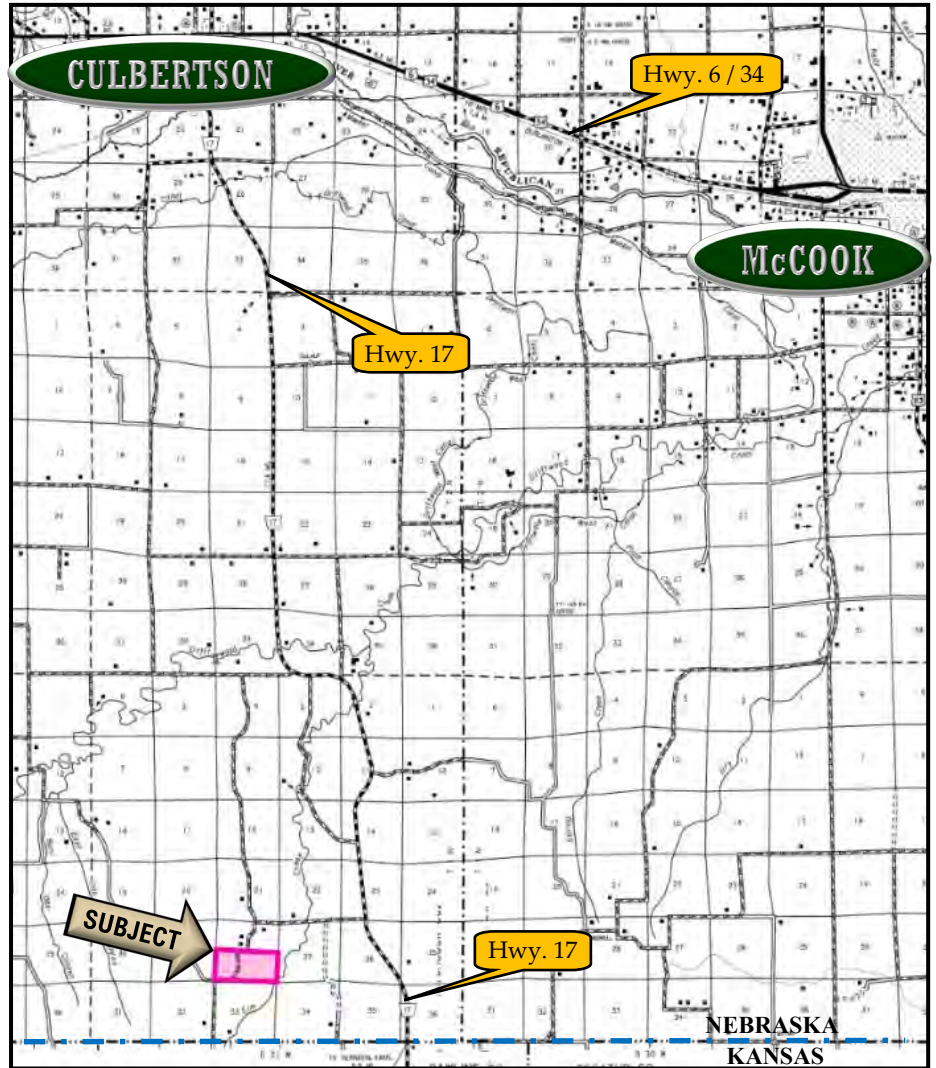
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All cropland is planted to wheat and is available for immediate possession.



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 Irrigated
1532	Sulco silt loam, 9 to 30 percent slopes	104.20	33.7%		Vlle		1650	26			
1620	Keith silt loam, 1 to 3 percent slopes	79.49	25.7%		Ile	Ile	1709	67			
1869	Ulysses-Sulco silt loams, 6 to 9 percent slopes, eroded	76.69	24.8%		IVe	IVe	1676				
1630	Keith silt loam, 3 to 6 percent slopes, eroded	49.22	15.9%		Ille	Ille	1703	63	119	25	56
Weighted Average							1680	36	18.9	4	8.9