

LAND FOR SALE

BIG SPRINGS COMBO



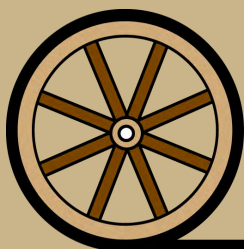
406 Acres with Improvements Northwest of Big Springs, NE



Mike Polk
Co-Listing Agent
308.539.4446



Don Walker
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Offered Exclusively By:

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

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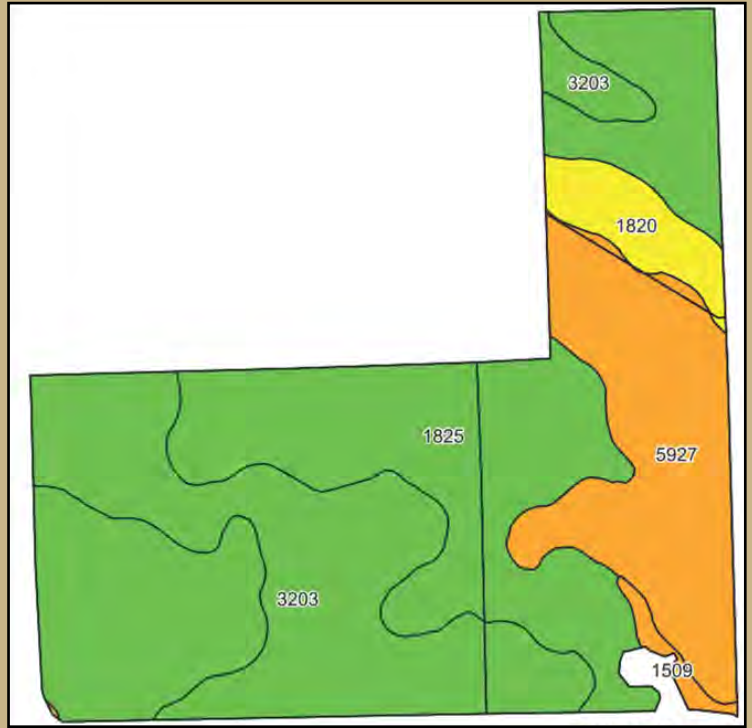
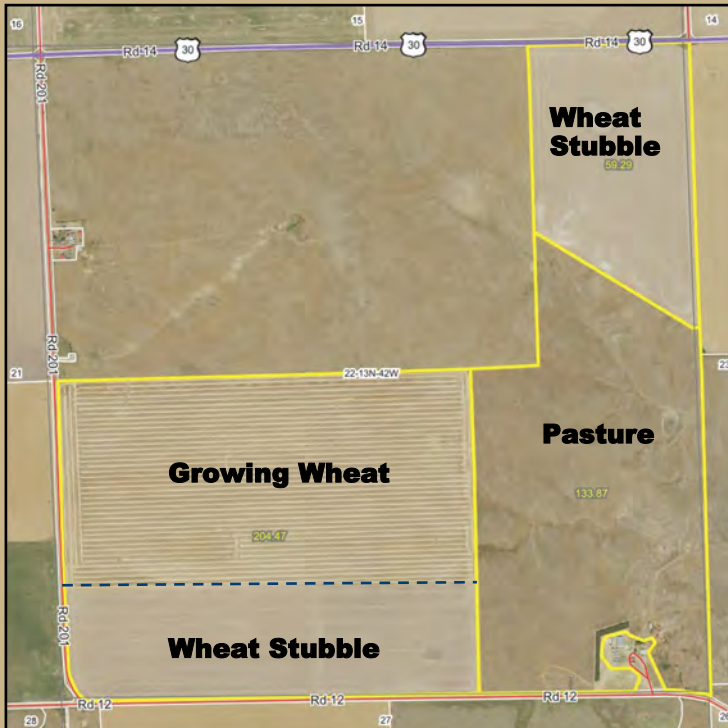
Dry Cropland | Pasture | Improvement Site



- Location:** 1-1/2 miles NW of Big Springs, Nebraska on County Road 12.
- Legal Desc:** S1/2 & E1/2NE1/4 Section 22-T13N-R42W of the 6th P.M., Deuel County, Nebraska
- Acres & Taxes:** 406.87 tax assessed acres; 2021 taxes payable in 2022 \$3,949.74
- Land Use:** 266.06 ac. dryland cropland, 131.54 ac. pasture, 7.22 ac. Improvement site and 2.05 ac. roads.
- Soils:** Cropland consists of 92.9% Class II Satanta-Johnson, Altvan & Richfield loams; 6.5% Class III Satanta-Altvan complex.
- FSA Info:** 262.98 ac. cropland with 171.20 ac. wheat base at 39 bu./ac. PLC yield.
- Improvements:** There is a 2-bedroom home with all new kitchen appliances (i.e. stove, refrigerator, dishwasher & microwave oven); Barn; 50' X 73" Quonset with concrete floor; 24' X 32' Shop with concrete floor; 36' X 24' Detached Garage; 7 Grain Bins and Miscellaneous outbuildings with an excellent windbreak on the north & west side of the Building Site.
- Price:** \$670,000.00
- Comments:** This property has an excellent location with a good county road on the south and US Hwy. 30 on the north. It has an excellent view of the South Platte River Valley.
- Contact:** Mike Polk, Co-Listing Agent - 308.539.4446 - mike@agriaffiliates.com
Don Walker, Co-Listing Agent - 308.764.7175 - donw@agriaffiliates.com
Jerry Weaver, Bruce Dodson, Chase Dodson, Brian Reynolds, Bonnie Downing



AERIAL - SOILS MAPS

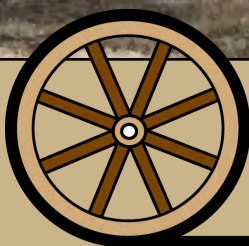
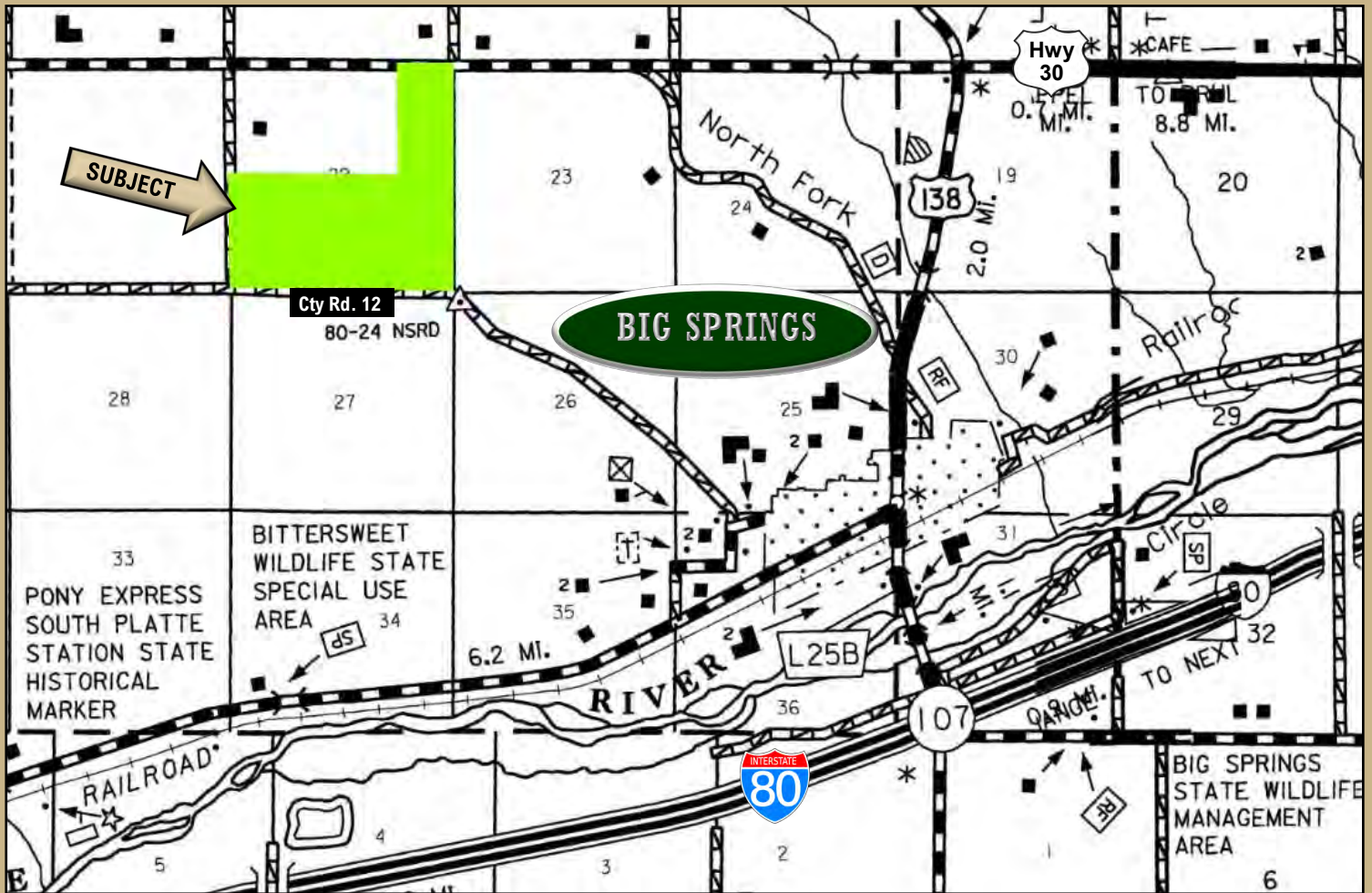


Area Symbol: NE049, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Winter wheat fallow Bu
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	189.46	47.6%		Ile	Ile	5	132	36
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	111.45	28.0%		Ilc	Is	5	135	38
5927	Blueridge-Altvan complex, 6 to 30 percent slopes	75.61	19.0%		Vis				
1820	Satanta-Altvan complex, 3 to 6 percent slopes	17.35	4.4%		Ille	Ille	4	115	28
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	3.76	0.9%		Ve	IVe	4	112	25
Weighted Average					2.83	1.40	4	106.8	29.3



LOCATION



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