

LAND FOR SALE

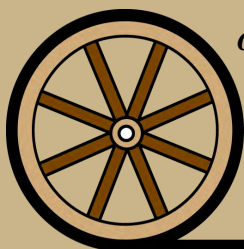


356 Acres | Sub-Irrigated Bottoms | Rangeland | Dry Cropland

*An amazing opportunity to own a wildlife paradise
along the banks of Nebraska's Medicine Creek!*



Chase Dodson
Listing Agent
308.520.1168



Offered Exclusively By:

308.534.9240

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services



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PROPERTY INFORMATION



Location: Southeast of Stockville, Nebraska. Take Rd. 398 south approximately 2-1/4 miles to Rd. 736. Head east, stay on Rd. 736 for approximately 1-1/2 miles to the southwest corner of property.

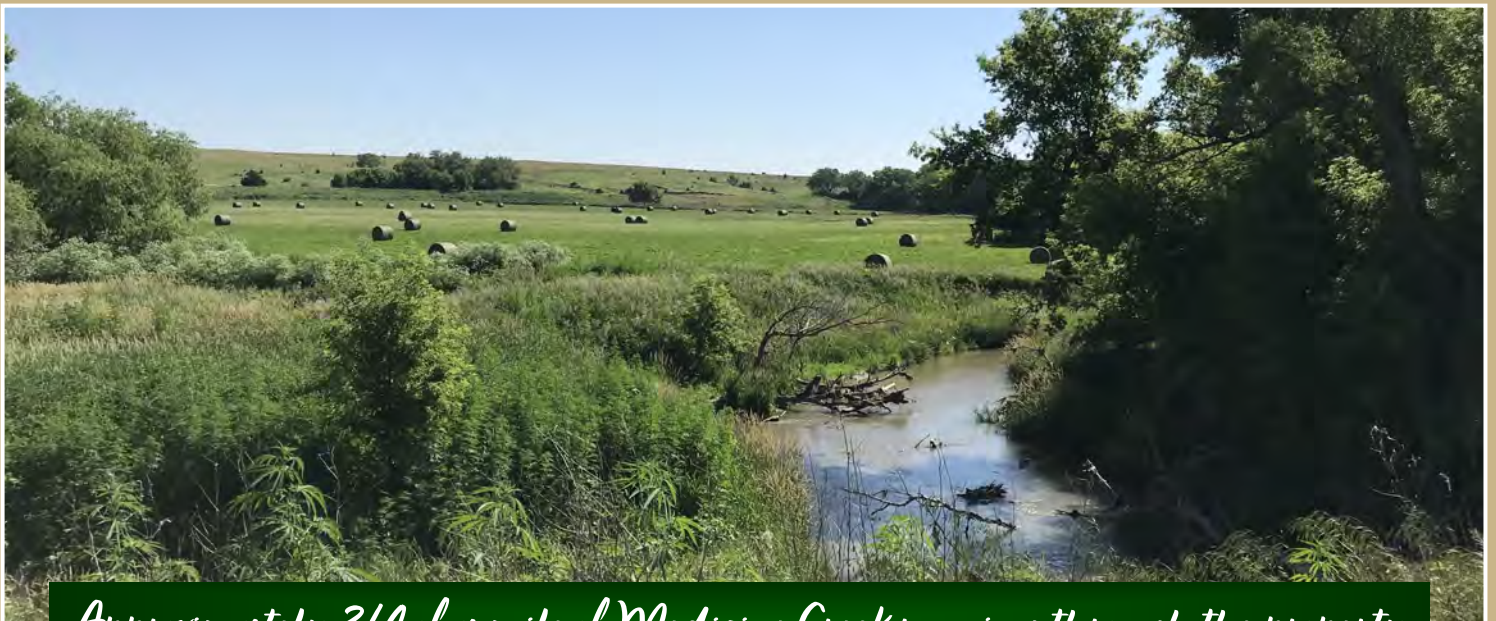
Legal Desc: E1/2NE1/4; NE1/4SE1/4; Pt SE1/4SE1/4 of Section 11-T6N-R27W and SW1/4; SW1/4SE1/4 of Section 12-T6N-R27W of the 6th P.M., Frontier County, Nebraska

Acres & Taxes: 356.14 tax assessed acres; 2021 taxes payable in 2022 \$3,507.86

Price: \$750,000.00

Comments: This once-in-a-lifetime property has diverse qualities that really launch it into a “Wildlife Paradise”. This property is just the right size and land use mix making it the perfect balance for agricultural production or recreational use with income potential. The productive sub-irrigated alfalfa bottoms lined with hardwood trees make this desirable habitat, abundant in wildlife. This is fantastic terrain and cover for big game. The Medicine Creek meanders through the property providing live water, and adding to its recreational value. Remote enough to entice the avid outdoorsman but still with great access. Located within 15 minutes of the Harry Shunk Reservoir.

From an agricultural perspective the rangeland combined with sub-irrigated bottoms and dry cropland would be a nice addition to an existing operation or starter place.



Approximately 3/4 of a mile of Medicine Creek running through the property.

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LAND USE & MAPS



Land Use: 265.95 acres rangeland, 71.57 acres sub-irrigated alfalfa bottoms, 17.31 acres dry cropland, .71 acres farm site. Property is subject to a farm lease expiring February 28th, 2023.

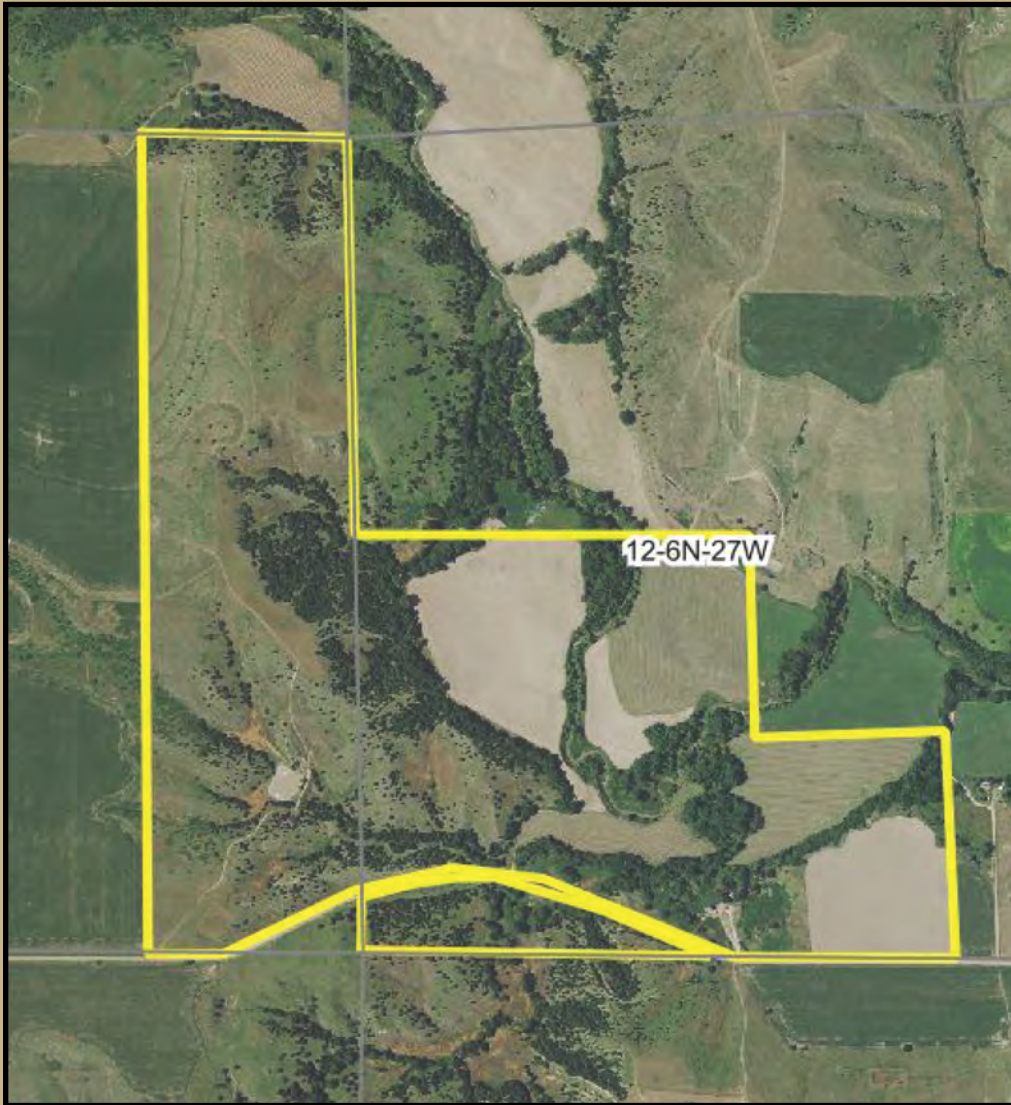
Soils: Cropland consists of 47.9% McCook silt loam, occasionally flooded, 17.7% Hord silt loam, 17.3% Hobbs silt loam, and 13.4% McCook silt loam, rarely flooded.

FSA Info: 133.95 ac cropland with 10.5 ac wheat base at 38 bu/ac PLC yield, 3.5 ac oat base at 48 bu/ac PLC yield, and 59.5 ac corn base at 87 bu/ac PLC yield.

Improvements: An old home, barn and shed are located on the property.



MAPS



MAPS



Area Symbol: NE063, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Bu	Corn Irrigated Bu	Winter wheat Bu
2177	McCook silt loam, occasionally flooded	41.86	47.9%		IIw	IIw	4500	52	140	40
8866	Hord silt loam, 0 to 1 percent slopes, warm	15.50	17.7%		IIc	Ie	3762			
3553	Hobbs silt loam, frequently flooded	15.09	17.3%		VIw		3735			
2347	McCook silt loam, rarely flooded	11.75	13.4%		Iw	Iw	3550			
2810	Uly and Coly silt loams, 11 to 30 percent slopes	1.68	1.9%		VIe		2860			
2529	Coly and Uly silt loams, 11 to 30 percent slopes	1.04	1.2%		VIe		2780			
2538	Coly silt loam, 6 to 11 percent slopes, eroded	0.29	0.3%		IVe	IVe	2600	20		20
8816	Cozad silt loam, 1 to 3 percent slopes	0.22	0.3%		Ile	Ile	3000	43	135	38
Weighted Average					2.69	1.29	4047.4	25.1	67.4	19.3



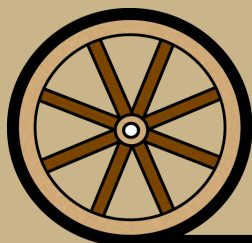
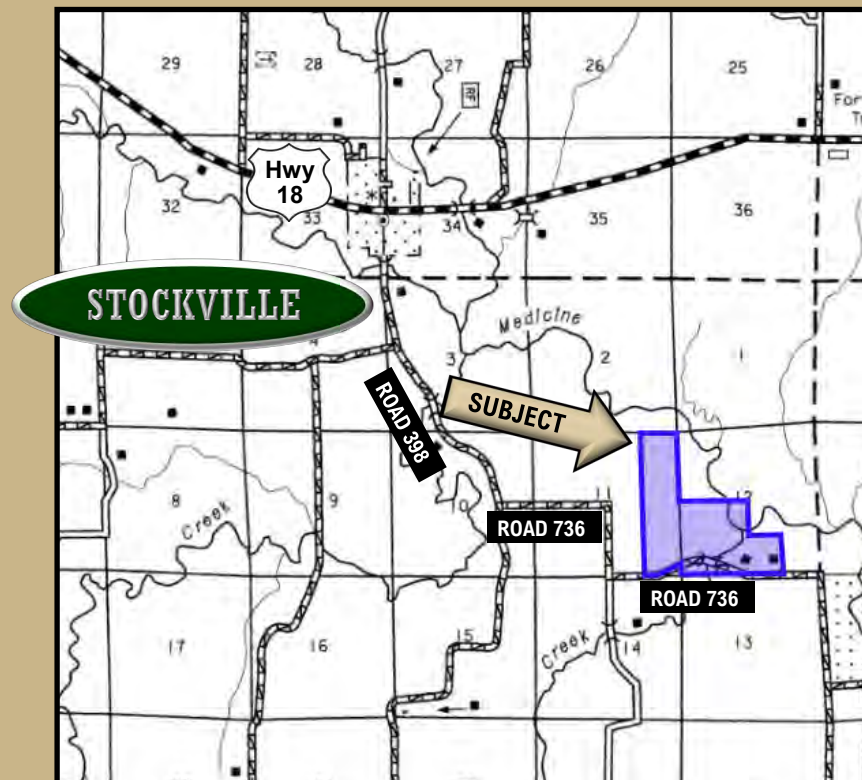
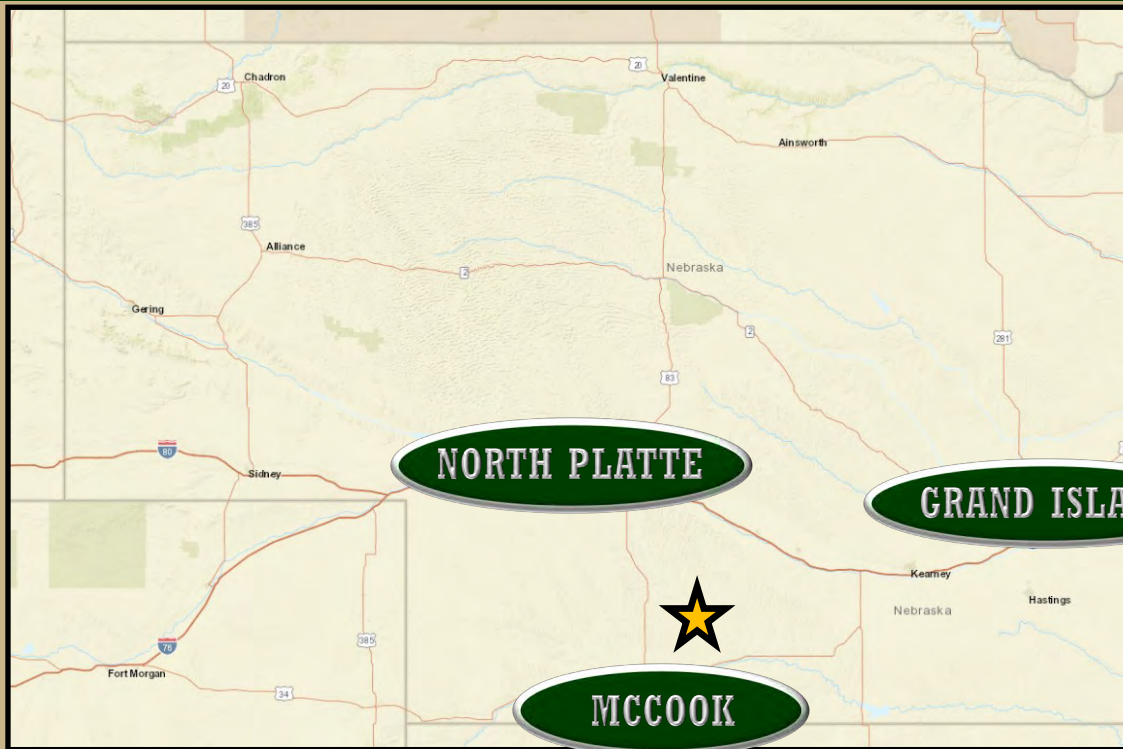
AROUND THE PROPERTY



AROUND THE PROPERTY



LOCATION MAPS



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