

# LAND FOR SALE

## Logan County Dryland



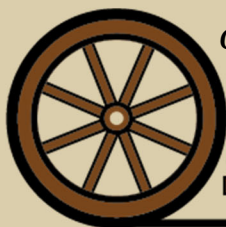
- Location:** Property is located west of Arnold, NE 6.5 miles on NE70/Hwy 92, then north and west 2.5 miles on Ave 215, then 0.5 mile east on access easement trail road.
- Legal:** E1/2 SW1/4 Section 9, T17N-R26W of the 6th P.M., Logan County, Nebraska
- Acres:** 88.00 tax-assessed acres
- Taxes:** 2021 taxes, payable in 2022 \$1,231.88
- Land Use:** Property is entirely dry cropland with Holdrege and Hord silt loam soils. Access from Ave 215 is provided by an easement along the existing trail road from the west.
- Price:** **\$242,000**
- Comments:** Great parcel of dry cropland located in the Upper Loup NRD that still allows some extended irrigated acres.
- Contact:** Brad Atkins Co-Listing Agent 308-530-9012 batkins@agriaffiliates.com  
Bryan Danburg Co-Listing Agent 308-380-3488 bryan@agriaffiliates.com



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Co-Listing Agent  
308-530-9012



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*Offered Exclusively By:*

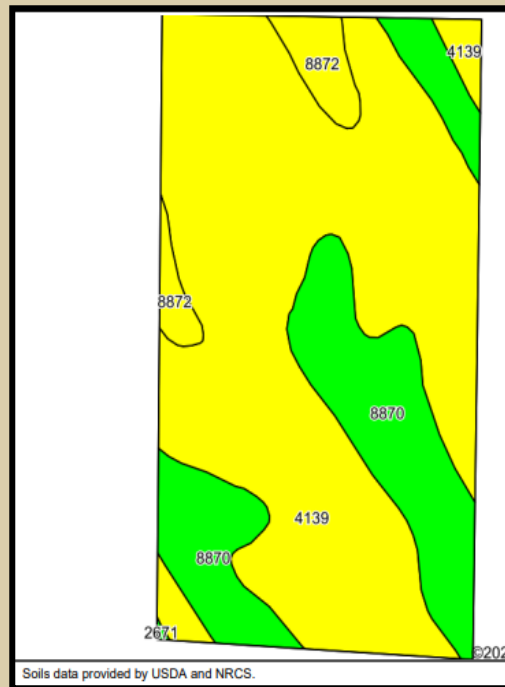
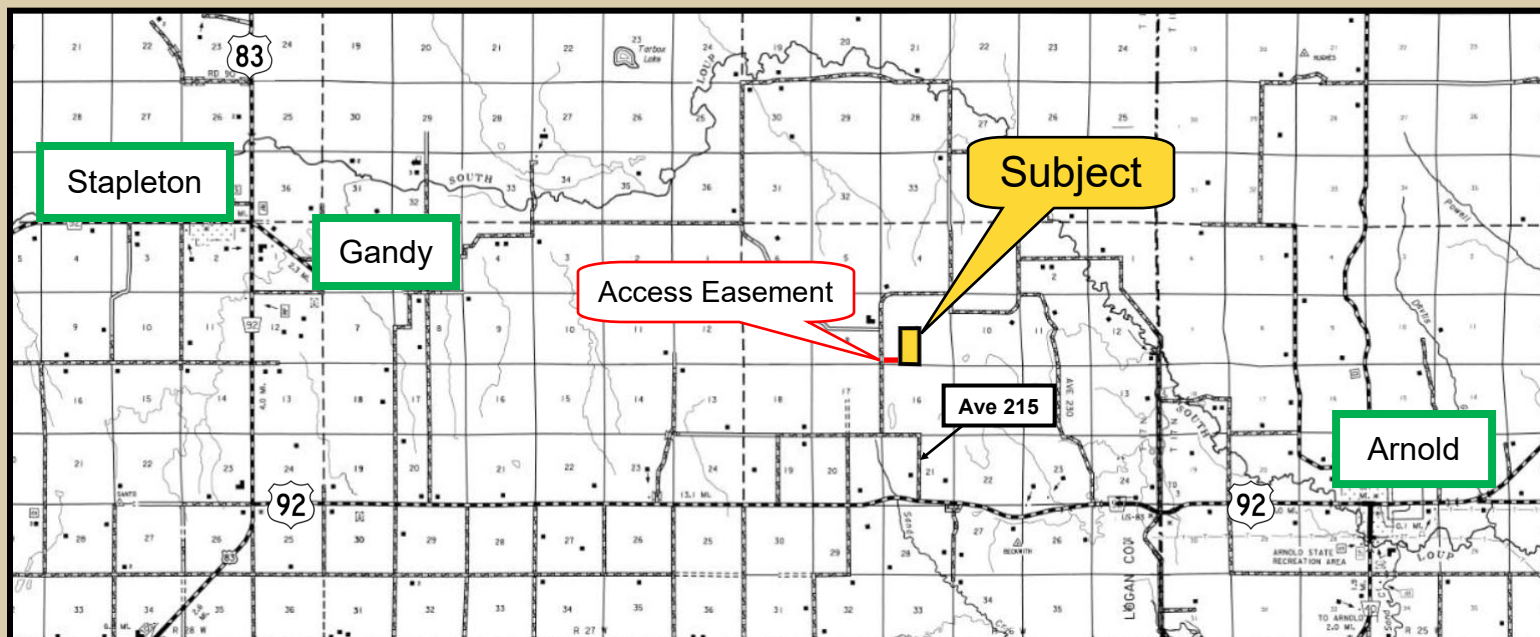
# AGRI AFFILIATES, INC.

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

**ARNOLD OFFICE**  
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**(308) 848-2220**



# Dry Cropland with Irrigation Potential



Area Symbol: NE113, Soil Area Version: 20											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu
4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	61.86	70.3%		IVe	IVe	2	5	33	90	22
8870	Hord silt loam, 1 to 3 percent slopes	22.30	25.3%		Ile	Ile					
8872	Hord silt loam, 3 to 6 percent slopes	3.78	4.3%		IIle	IIle	2	6	43	125	33
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	0.06	0.1%		Ile	Ile					
Weighted Average					3.45	3.45	1.5	3.8	25	68.6	16.9
											*n 55

\*n: The aggregation method is "Weighted Average using all components"  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS.