

LAND FOR SALE

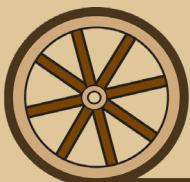


Mike Polk

OSHKOSH DRYLAND

LOCATION:	4 miles northeast of Oshkosh, Nebraska on County Road 183.
LEGAL DESCRIPTION:	SE1/4 less 6 acres in SW1/4SE1/4 Section 7; Pt. of NE1/4 Section 18; All in T17N-R43W of the 6th PM, Garden County, Nebraska.
TAXES & ACRES:	242.92 tax assessed acres - 2021 taxes payable in 2022: \$1,590.14
PRICE:	\$430,780.00
LAND USE:	All in non-irrigated cropland except for 18.8 acres in expired CRP
FSA INFO:	234.1 Ac cropland: 211.1 Ac Wheat Base at 41 Bu yield; 3.3 Ac Corn Base at 40 Bu yield. There are 18.8 Ac of trees and shrubs on the expired CRP.
SOILS:	37.8% Class II Keith loams, 58.5% Class IV Sarben loamy fine sands & Sulco-McConaughy complex.
COMMENTS:	Dryland in Garden County with good access and good soils.
CONTACT:	Mike Polk, Listing Agent 308.539.4446 Bruce Dodson, Chase Dodson, Don Walker, Brad Atkins, Jerry Weaver, Brian Reynolds, Roger Luehrs

Offered exclusively by:



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



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.

MAPS + IMAGES



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	Alfalfa hay Tons	Corn Irrigated Bu	Winter wheat Bu	Winter wheat fallow Bu
6095	Sarben loamy fine sand, 3 to 6 percent slopes	83.02	52.6%		IVe	IIIe	4	1	112	28	
5965	Jayem fine sandy loam, 0 to 3 percent slopes	45.44	28.8%		IIIe	Ile	5		117		38
1618	Keith loam, 1 to 3 percent slopes	26.59	16.8%		Ile	Ile	6		134		40
1662	Lodgepole silt loam, occasionally ponded	2.82	1.8%		IIIw	IVw		3	86		33
Weighted Average					3.36	2.56	4.6	0.6	116.7	14.7	18.3

Soils data provided by USDA and NRCS.

