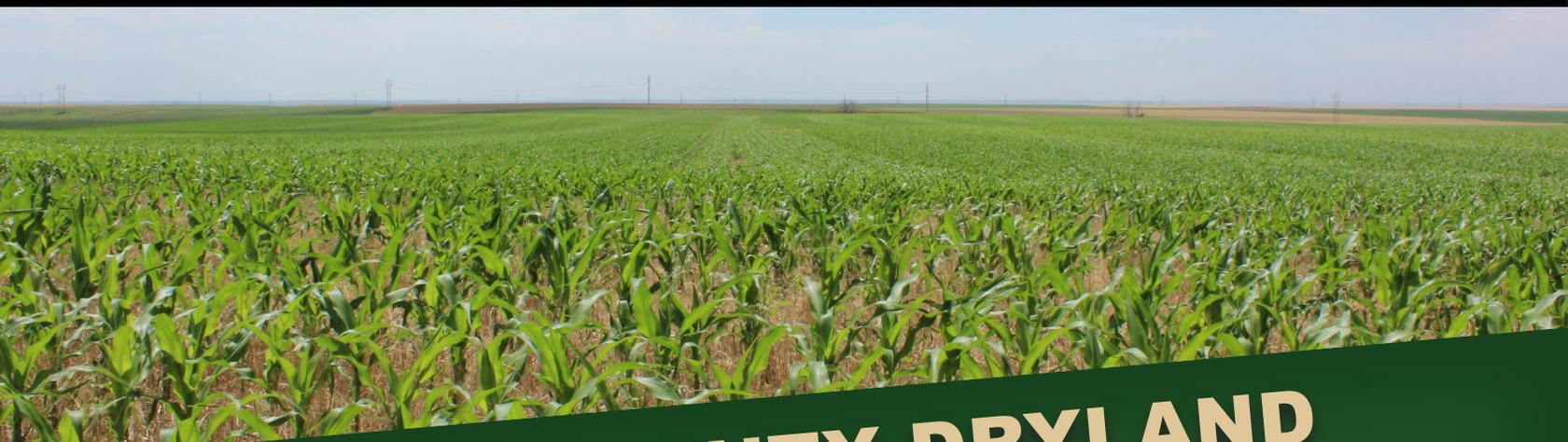


# LAND FOR SALE



## KEITH COUNTY DRYLAND KEITH COUNTY | NEBRASKA

*Dry Cropland with highly  
Productive Soils*

• PARCEL 1: 121.13 ACRES • PARCEL 2: 320.62 ACRES

**7.5 MILES WEST OF BRULE WITH EXCELLENT  
COUNTY ROAD ACCESS**



Mike Polk



Jerry Weaver, AFM

**MIKE POLK & JERRY WEAVER**

308.539.4446 • [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)

308.539.4456 • [jerry@agriaffiliates.com](mailto:jerry@agriaffiliates.com)

*Don Walker, Bruce Dodson, Bonnie Downing, Chase Dodson, Brian Reynolds*



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*Listing Details*



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.

# PROPERTY INFORMATION

**LEGAL DESCRIPTION:** **Parcel 1:** SE1/4 (excl. N1/2N1/2) Section 5-T13N-R41W of the 6th P.M., Keith County, Nebraska

**Parcel 2:** W 1/2 Section 10-T13N-R41W of the 6th P.M., Keith County, Nebraska

**ACRES & TAXES:** **Parcel 1:** 121.13 tax assessed acres; 2022 taxes - \$1,1113

**Parcel 2:** 320.62 tax assessed acres; 2022 taxes - \$2,979

**LAND USE:** All Dryland Cropland

**FSA INFO:** **Parcel 1:** 128.18 acres of cropland with 48.92 acres wheat base at 37 bu. PLC yield and 24.65 acres corn base at 98 bu. PLC yield

**Parcel 2:** 317.97 acres cropland with 128.18 acres wheat base at 33 bu. PLC yield and 64.57 acres corn base at 98 bu. PLC yield

**SOILS:** **Parcel 1:** 38.7% Class II, 34.8% Class III & 26.4% Class IV soils

**Parcel 2:** 81.6% Class II, 9.9% Class III & 8.5% Class IV soils

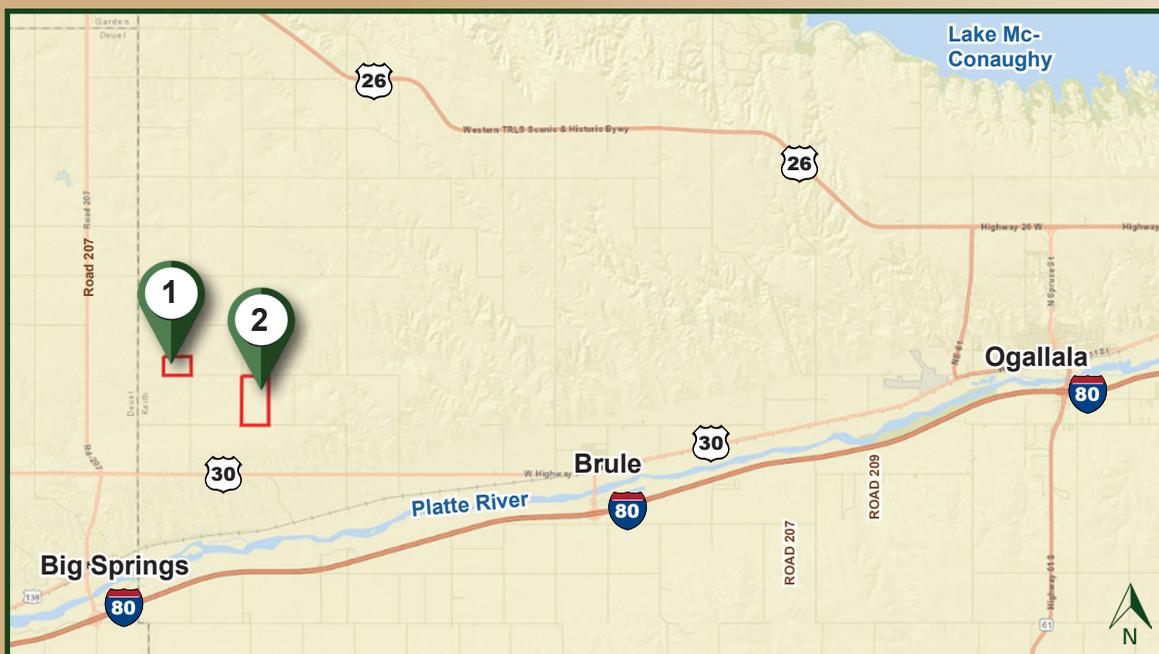
**POSSESSION:** **Parcel 1:** Upon harvest of the wheat crop.

**Parcel 2:** Land currently in Cornstalks upon closing; Land in wheat stubble upon harvest of the corn crop to be planted Spring 2023.

**PRICE:** **Parcel 1:** \$175,000

**Parcel 2:** \$576,000

## LOCATION MAP



### DIRECTIONS

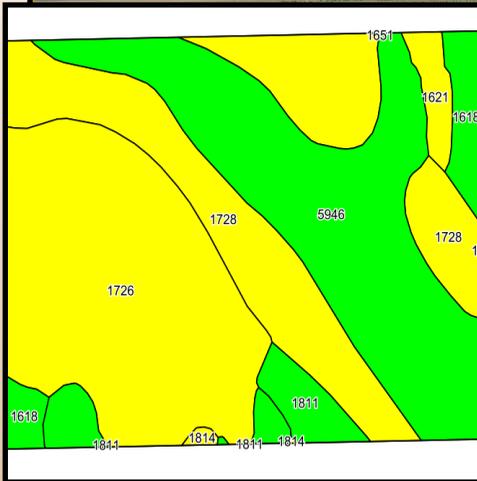
Parcel 1 is 7-1/2 miles West of Brule, NE on HWY 30 and 2 miles North on County Road West P N

Parcel 2 is 1 mile North on County Road West P N and 1 mile East on County Road West 80

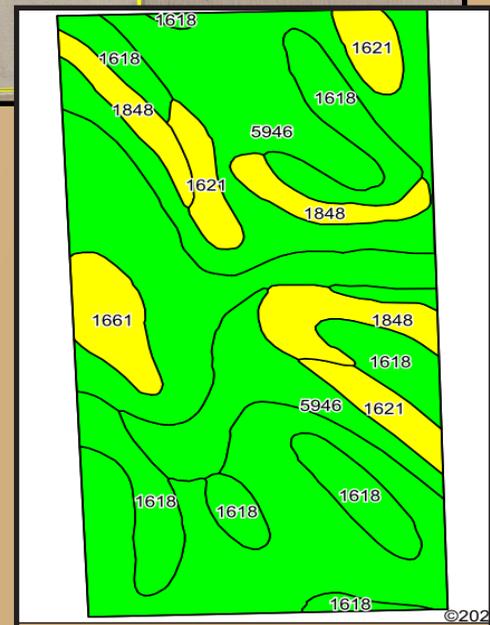
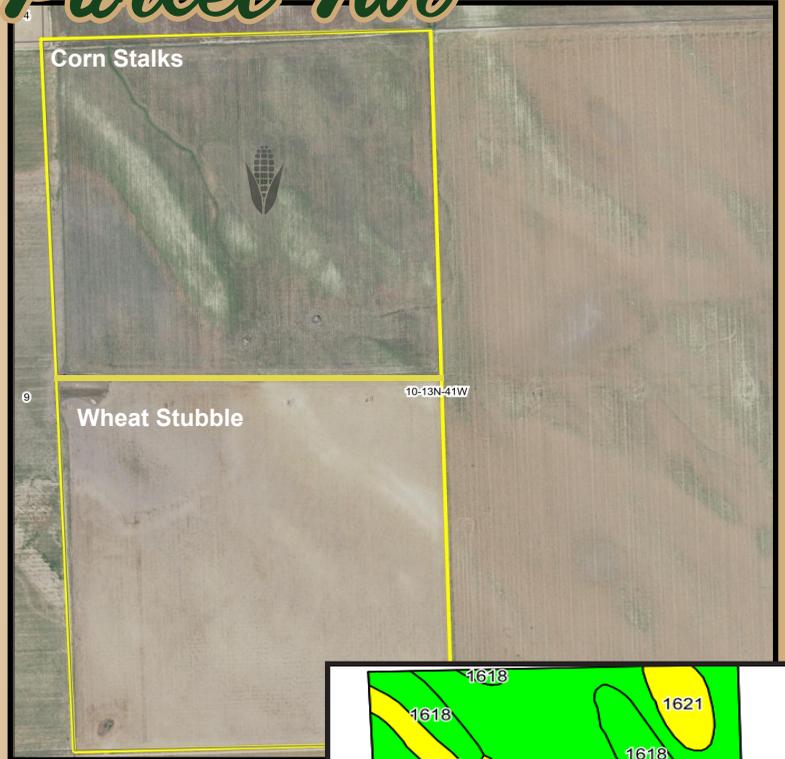
# AERIAL & SOILS MAPS



## Parcel One



## Parcel Two



# *Dry Cropland in a Progressive Farming Community!*



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