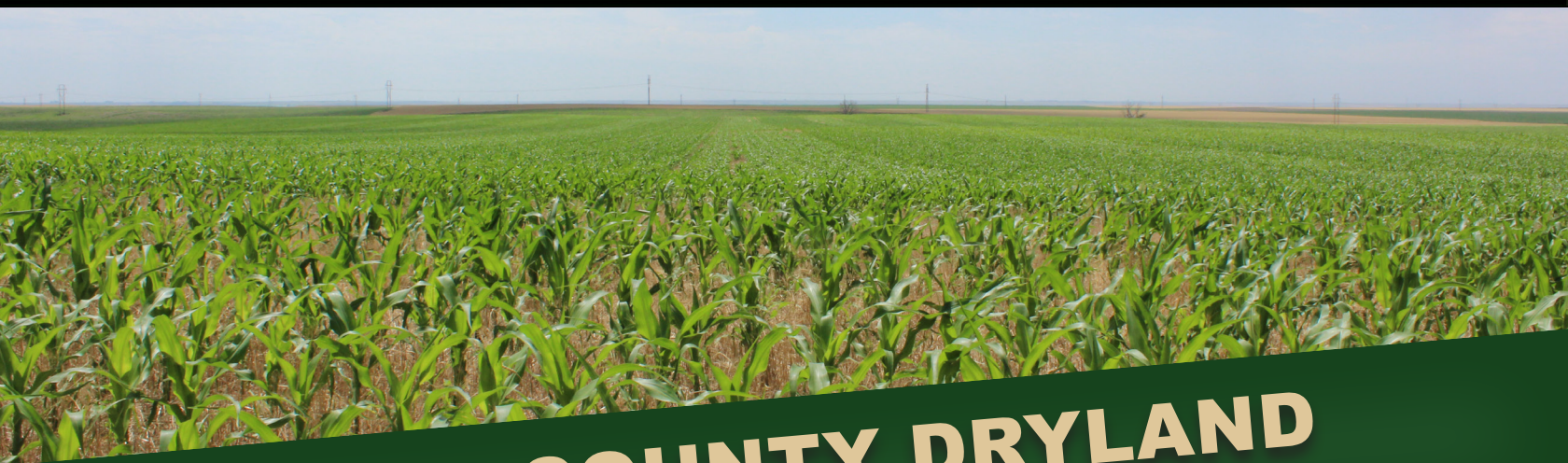


LAND FOR SALE



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

308.539.4456 • jerry@agriaffiliates.com

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



Offered exclusively by:

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Providing Farm & Ranch Real Estate Services

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Listing Details

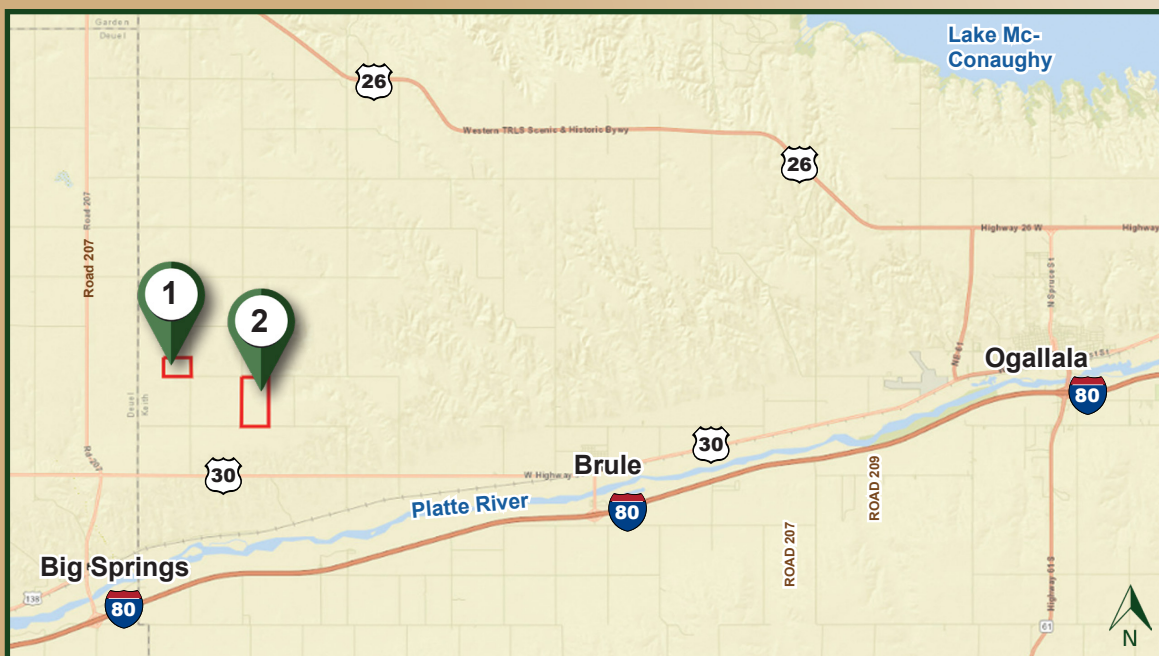


Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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

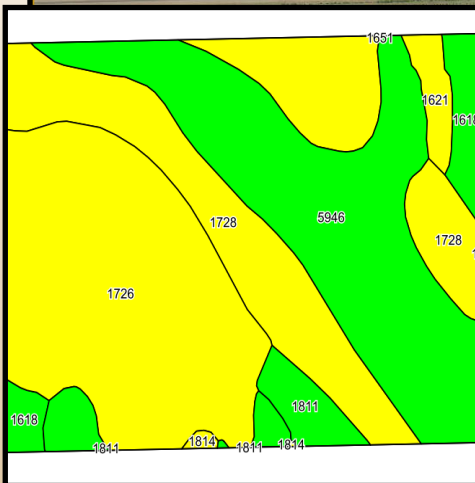


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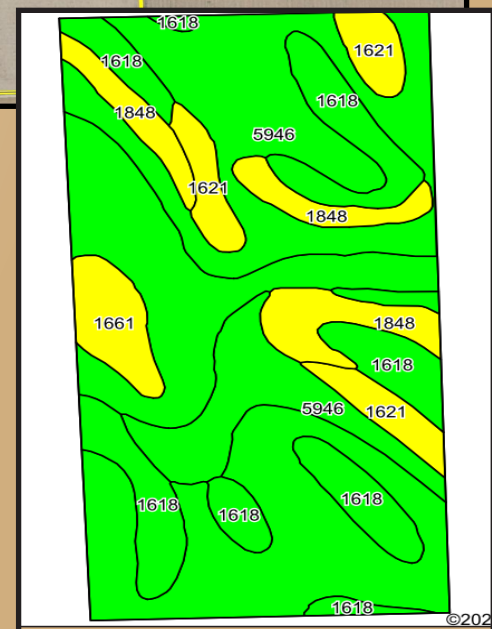
AERIAL & SOILS MAPS



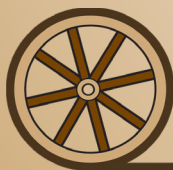
Parcel One



Parcel Two



Dry Cropland in a Progressive Farming Community!



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