

LAND FOR SALE

KEARNEY COUNTY RANGELAND

SOLD

View our Current Listings

[HERE!](#)

Location: 4 miles south and 4 miles west of Kearney, NE. Located on the Phelps/Kearney County line with access provided by 20 Road bordering the west and portions of 21 Road bordering the east.

Legal

Description: E1/2 and SW1/4 Section 31-T8N-R16W of the 6th P.M., Kearney County, Nebraska.

Property

Description: Kearney County Assessor indicates a total of 456.21 taxed/assessed acres. Property consists of good quality sandy loam pasture that has been well maintained and is in very good condition.

Livestock

Water: Provided by three stock wells along with three spring fed dugouts.
Northeast 1/4 - Well equipped with an electric submersible and a 12 foot steel tank
Southeast 1/4 - Well equipped with windmill and two 12 foot steel tanks
Southwest 1/4 - Well equipped with windmill and a 25 foot steel tank with concrete bottom

Fencing: Property is divided into three separate pastures with border fencing consisting of four strand barb wire on wooden posts, and interior fencing consisting of solar powered electric. All of which is in good condition.

Catch Pen: Catch pens constructed of wood posts with metal panels are located in the southeast.

Soils: Soils consist of Valentine, Els, Hersh, and Simeon loamy fine sands.

RE Taxes: 2012 real estate tax - \$4,203.14

List Price: **\$828,000.00** **Cash**

Comments: This is well maintained rangeland with good fencing and livestock water availability. Do not miss this opportunity to own one of the better quality pastures in the area.

Contact: **Bart Woodward, Broker** (308) 233-4605 bart@agriaffiliates.com
Bryan Danburg, Sales Person (308) 380-3488 bryan@agriaffiliates.com
Kent Richter, Sales Person (308) 627-6465 kent@agriaffiliates.com
David J. Frost, Assoc. Broker (308) 380-8321 davef@agriaffiliates.com
John Keeney, Sales Person (308) 293-1713 jkeeney@agriaffiliates.com

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services...

Management · Sales · Auctions · Appraisals

KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Electric Stock Well

KEARNEY COUNTY RANGELAND

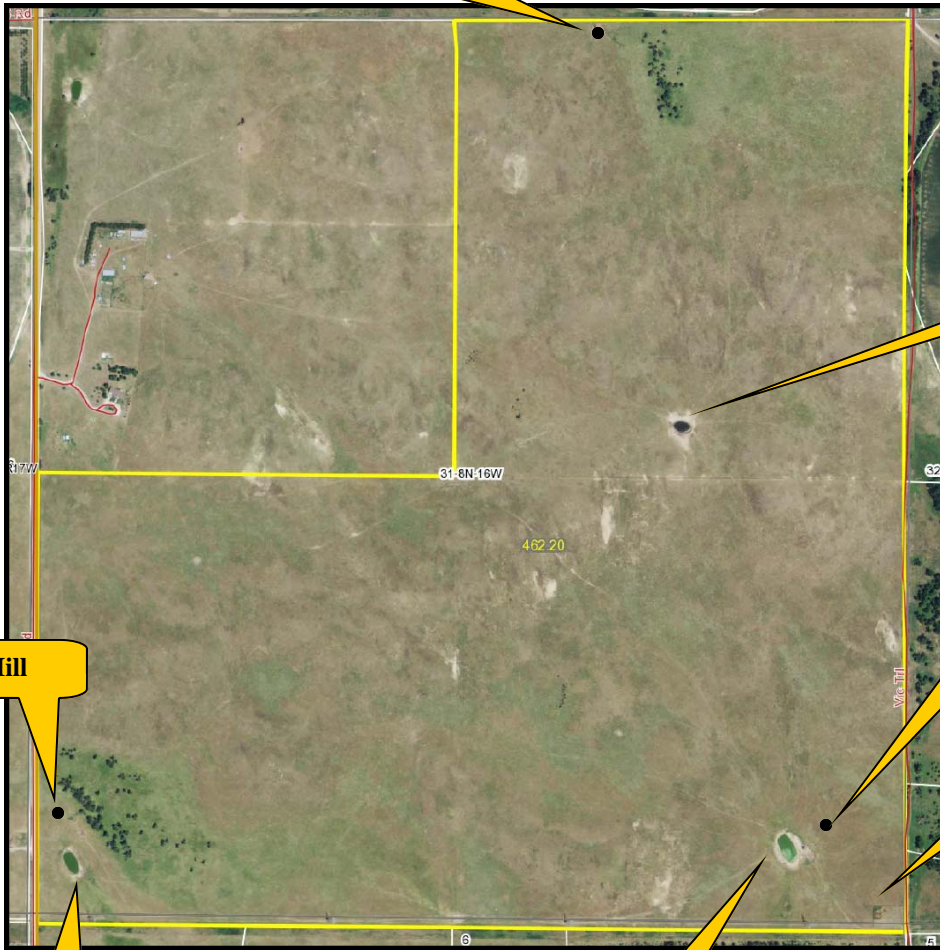
Dugout

Mill

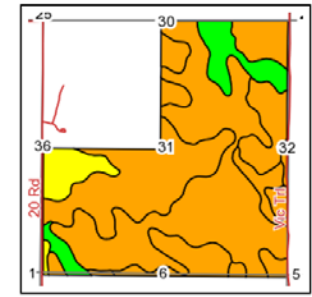
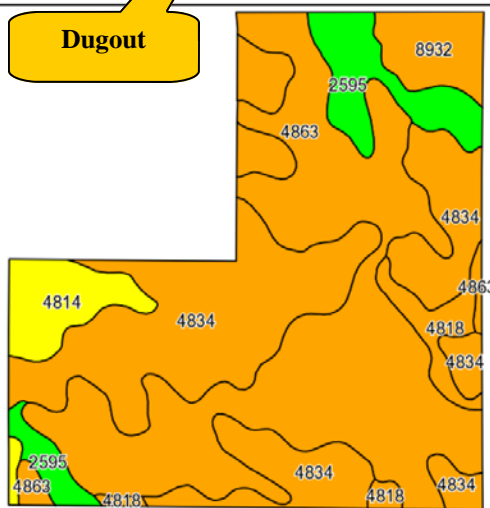
Catch Pens

Mill

Dugout



Soils Map



State: Nebraska
 County: Kearney
 Location: 31-8N-16W
 Township: Blaine
 Acres: 462.20
 Date: 9/13/2013

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

Maps provided by:
surety
 ©AgriData, Inc 2013
 www.AgriDataInc.com

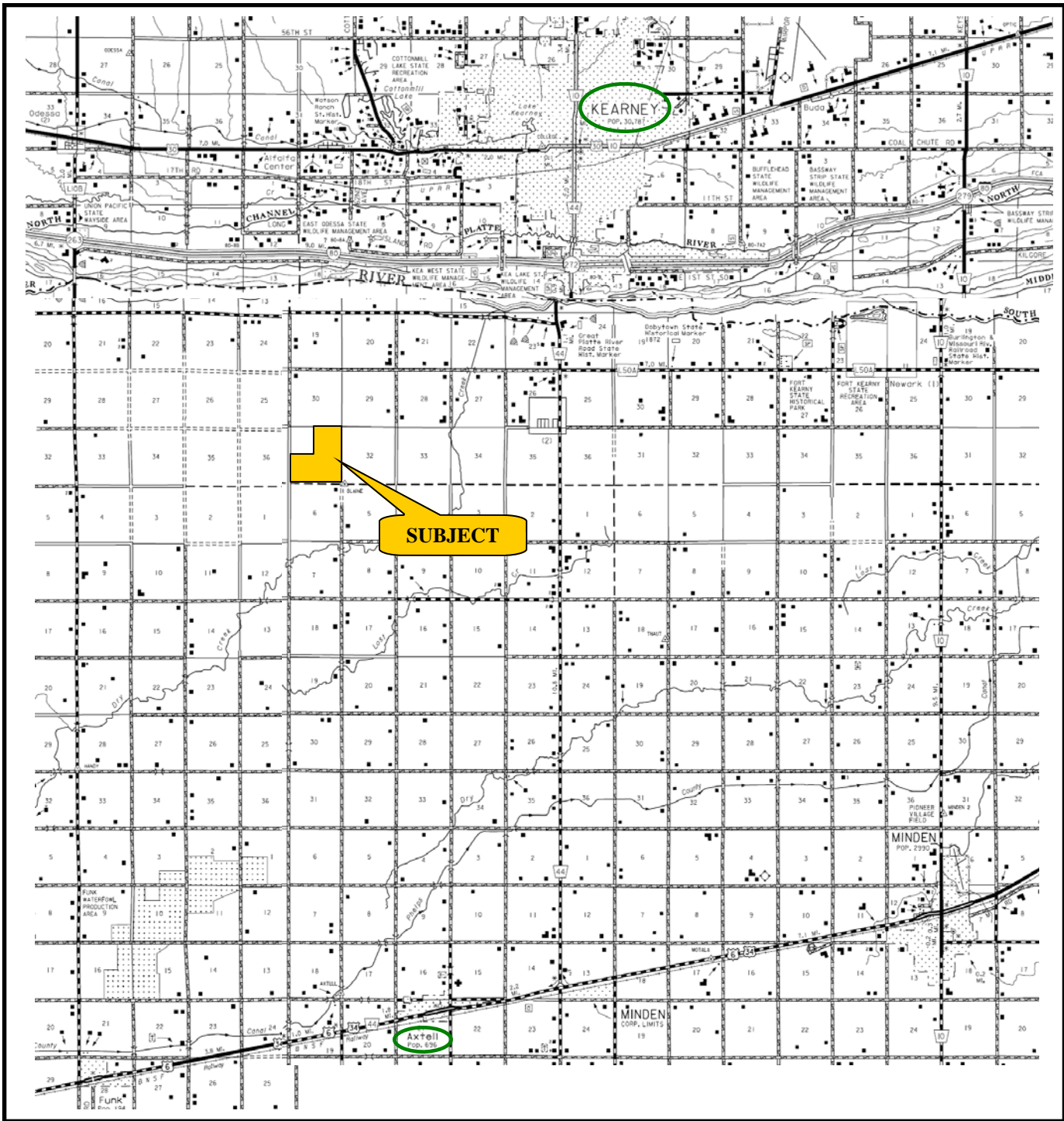
Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Com Irrigated	Com	Grain sorghum	Grain sorghum Irrigated	Winter wheat
4863	Valentine-Els loamy fine sands, 0 to 9 percent slopes	195.54	42.3%		Vw	IVw	26		3.4	132				
4834	Valentine loamy fine sand, rolling	169.85	36.7%		Vle		22							
2595	Hersh fine sandy loam, 0 to 3 percent slopes	35.36	7.7%		IIle	IIle	61	2.2	5	144	46	48	95	33
4814	Valentine loamy fine sand, 0 to 3 percent slopes	25.42	5.5%		IVe	IVe	27	1	3.6	132	33	39	95	25
8932	Simeon sandy loam, 0 to 3 percent slopes	20.47	4.4%		Vls	IVs	30		3	108				90
4818	Valentine loamy fine sand, 3 to 9 percent slopes	15.56	3.4%		Vle	IVe	25		3	120				
Weighted Average							27.4	0.2	2.3	82.9	5.3	5.8	16.5	3.9

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

www.agriaffiliates.com

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



KEARNEY COUNTY RANGELAND



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services ...

www.agriaffiliates.com

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

KEARNEY COUNTY RANGELAND

Northeast Stock Well



Southwest Stock Well



Southeast Stock Well



Catch Pens



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

www.agriaffiliates.com

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.