

LAND FOR SALE



Location: 4 1/2 miles south of Ogallala, Nebraska I-80 Interchange and 2 1/2 miles west on County Road East 40.

Legal Description: SE1/4 Section 34-T13N-R39W of the 6th P.M., Keith County, Nebraska.

Acres: 160.17 Tax Assessed Acres

Taxes: 2013 Taxes Payable in 2014: \$1,584.84

Land Use: 111 Acres Cropland and 48 Acres Grass

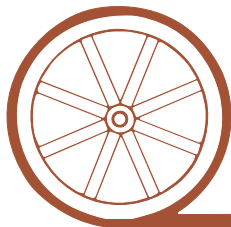
Soils: Cropland is combination of Santanta loam, Bayard very fine sandy loam and Satanta-Dix Complex soils.

Price: \$210,000

Comments: This property has excellent county road access just 6 miles southwest of Ogallala. Dry Cropland is presently in wheat stubble.

Contact: **Mike Polk; Listing Agent - 308-539-4446 or mike@agriaffiliates.com**
Jerry Weaver, Bruce Dodson, Loren Johnson, Chase Dodson, Greg Polk, Tony Eggleston
Roger Leuhrs or Don Walker

Offered Exclusively By:



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

NORTH PLATTE OFFICE

P.O. Box 1166

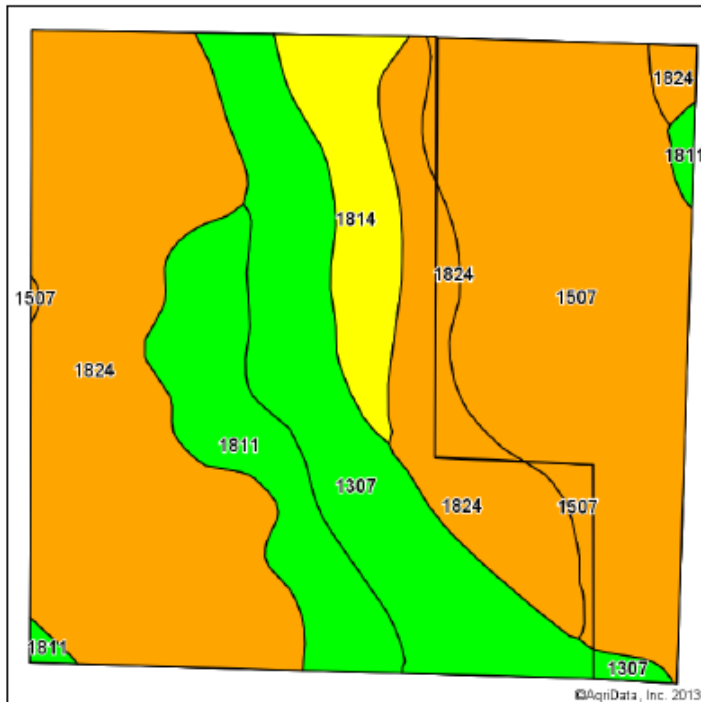
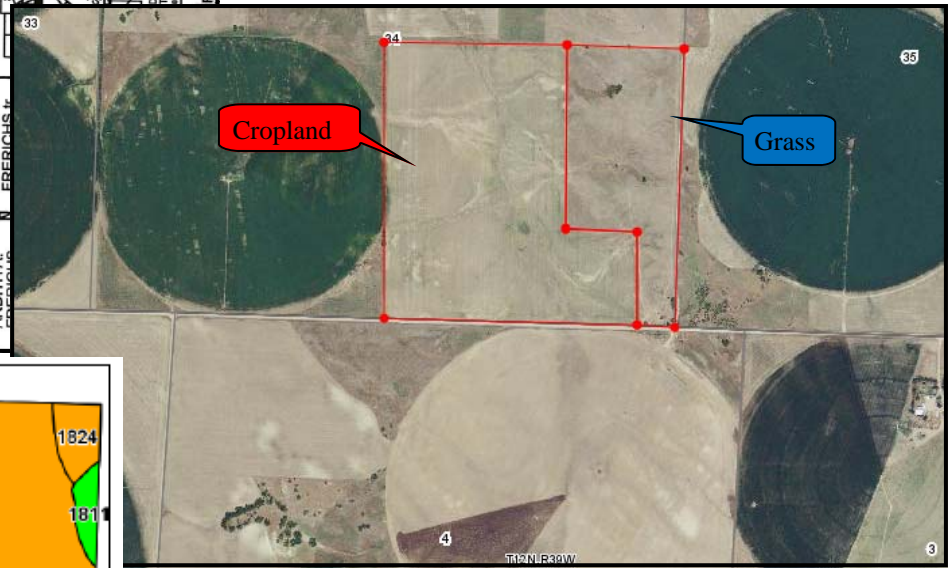
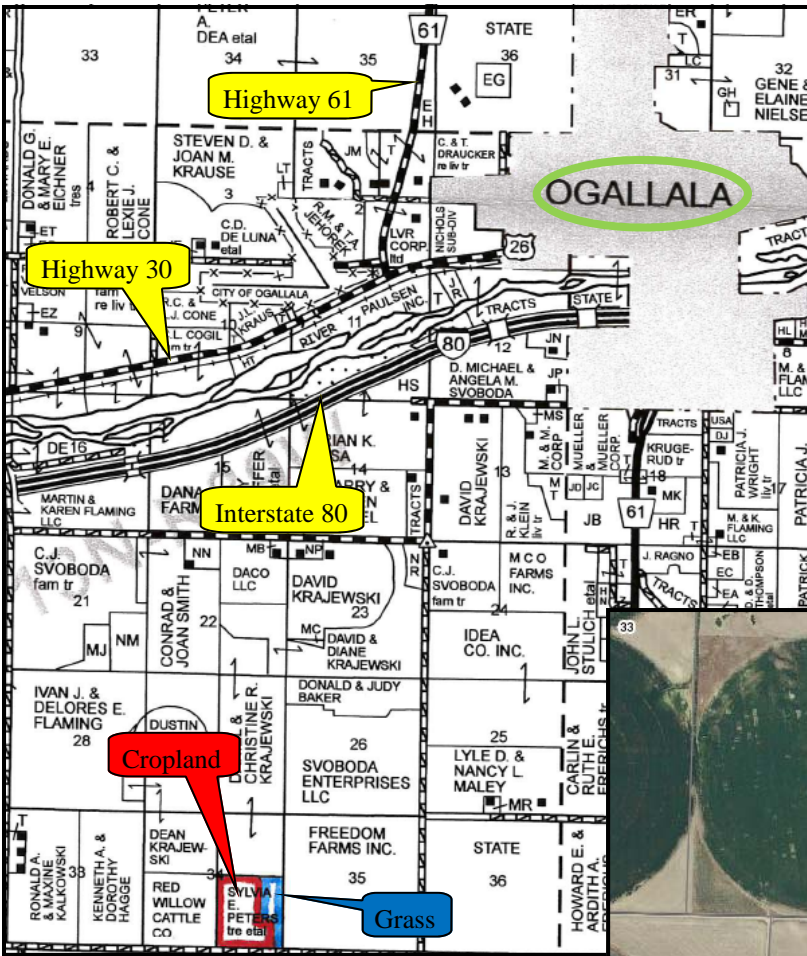
I-80 & US Hwy 83

North Platte, NE 69103

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



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay irrigated	Corn Irrigated	Dry beans irrigated	Winter wheat
1824	Satanta-Dix complex, 3 to 9 percent slopes	63.60	39.2%		Vs	Ive	20	3.6	120	24	28
1507	Altvan-Dix complex, 6 to 30 percent slopes	45.81	28.2%		Vls		33				
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	26.36	16.3%		Ile	Ile	47	5	135	26	34
1811	Satanta loam, 1 to 3 percent slopes	15.96	9.8%		Ile	Ile	59	5.6	145	28	40
1814	Satanta loam, 3 to 6 percent slopes	10.40	6.5%		Ille	Ille	57	5	135	24	32
Weighted Average							34.3	3.1	92	17.9	22.5