

# LAND FOR SALE

## Schlegel Dryland

**SOLD**

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**Location:**

5 miles north, 1 east of Culbertson at Roads 375 / 723; or 4 miles west, 6 north, 1 west, 1 north from McCook at Roads 378 / 724. County gravel to Parcel 1; county road to Parcel 2.

**Legal**

Parcel 1 : NW1/4 Section 22-T4N-R31W of the 6th P.M., Hitchcock County, Nebraska.  
Parcel 2 : Part of N1/2 Section 18-T4N-R30W of the 6th P.M., Red Willow County, Nebraska.

**Description:**

**Acres:**

Tax assessed acres : Parcel 1 - 152; Parcel 2 - estimated 130.

**Taxes:**

2015 taxes payable in 2016 - Parcel 1 \$3,059; Parcel 2 estimated \$2,875.

**Land Use:**

Property is entirely non-irrigated cropland.

**FSA Info:**

Parcel 1 : Base Acres : Wheat 89.3 acres @ 45; Corn 10.0 @ 114; Sorghum 25.4 @ 88 bushel.  
Parcel 2 : Base Acres : Wheat 39.1 acres @ 50; Corn 39.1 @ 114; Sorghum 39.1 @ 49 bushel.

**Soils:**

Parcel 1 is 85% Keith silt loam, Class II, terraced; balance Class VI.  
Parcel 2 is 80% Keith silt loam, Class II; balance Holdrege & Keith silt loam, Class III

**Price:**

**Parcel 1 \$300,000 ; Parcel 2 \$245,000.**

**Comments:**

Very productive cropland. Excellent soils on terraced, gently sloping terrain. 1/3 of Parcel 1 is subject to a 2017 crop share lease; 2/3 possession at harvest. Full possession of Parcel 2 on March 1, 2017 (currently growing corn).

**Contact:**

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**Agri Affiliates - Providing Farm, Ranch Real Estate Services**



**John Childears**  
Listing Agent

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**NORTH PLATTE OFFICE**

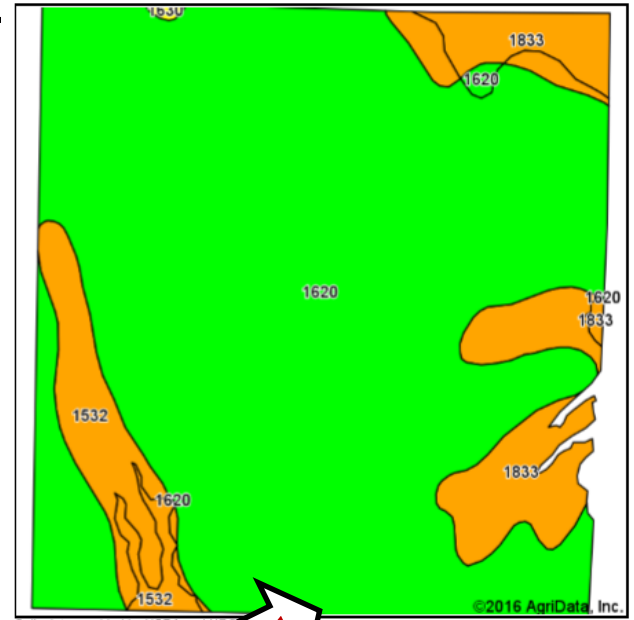
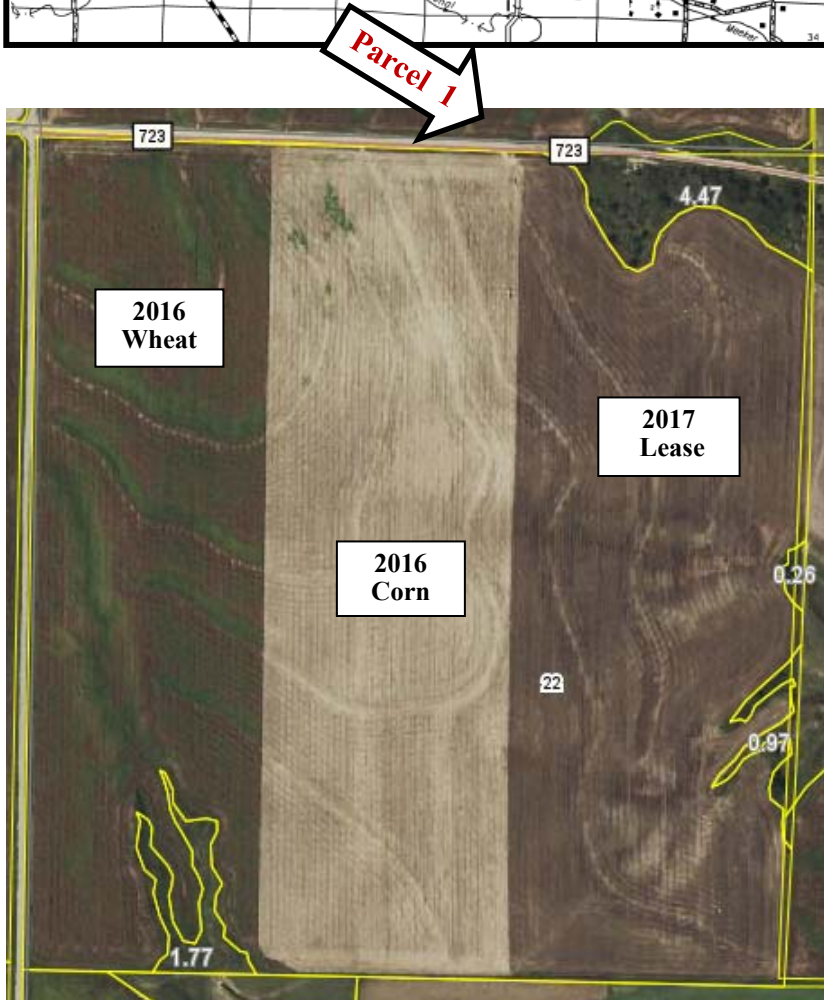
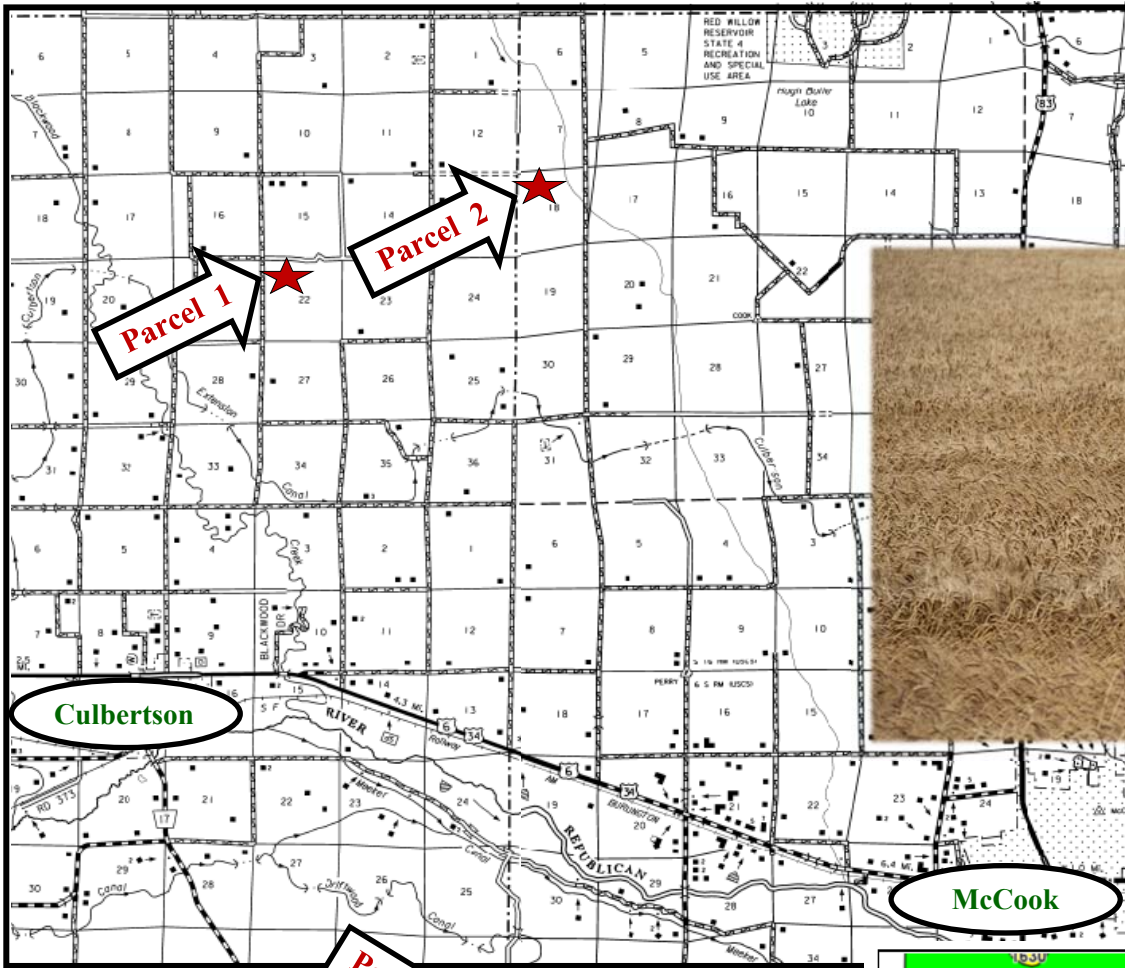
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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





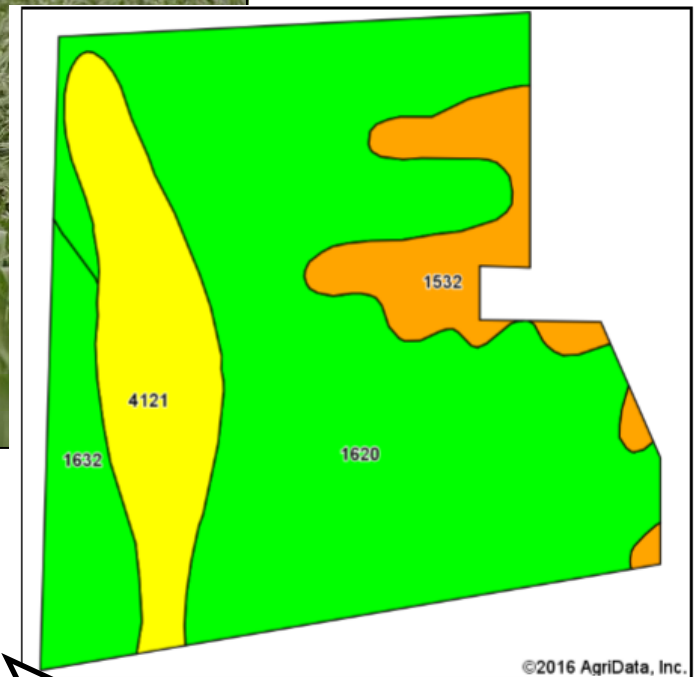
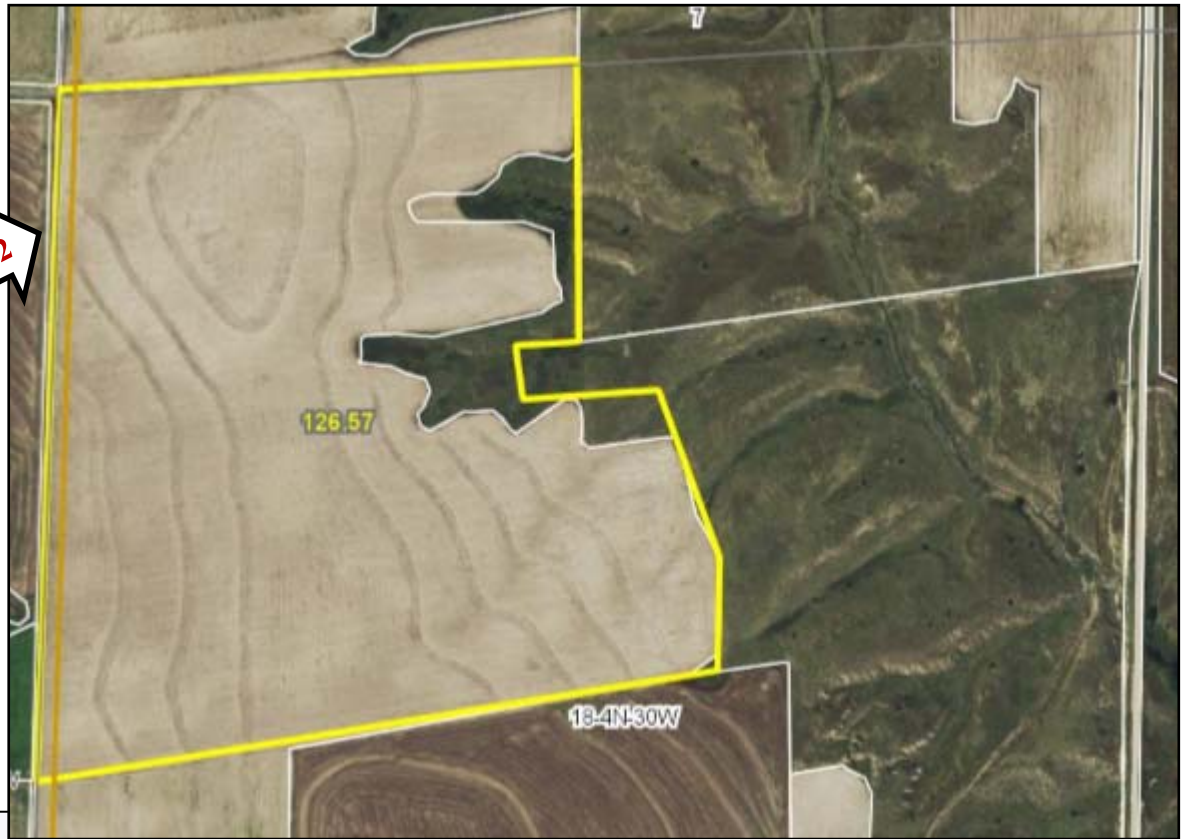
Area Symbol: NE08 Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1620	Keith silt loam, 1 to 3 percent slopes	123.94	82.9%		IIIe
1833	Sulco-Ulysses silt loams, 9 to 30 percent slopes, eroded	15.98	10.7%		VIe
1532	Sulco silt loam, 9 to 30 percent slopes	9.43	6.3%		VIe
1630	Keith silt loam, 3 to 6 percent slopes, eroded	0.21	0.1%		IIIe

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**Parcel 2**



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Data provided by USDA and NRCS.



**Parcel 2**

Area Symbol: NE145, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1620	Keith silt loam, 1 to 3 percent slopes	82.98	65.7%		Ile
4121	Holdrege and Keith silt loams, 3 to 7 percent slopes, eroded	19.94	15.8%		IIe
1532	Sulco silt loam, 8 to 30 percent slopes	12.07	9.6%		Vle
1632	Keith silt loam, 1 to 3 percent slopes, eroded	11.34	9.0%		Ile