LAND FOR SALE

Moorefield Farm

SOLD

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Location: The property is located 2 miles south of Moorefield, or 4.5 miles east of Curtis, Nebraska.

Legal Description: Parcel #1: SW1/4 Section 21; Parcel #2: E1/2 Section 20; All in T8N-R27W of the 6th P.M., Frontier County, Nebraska.

Acres: Parcel #1: 161.32 acres; Parcel #2: 318.73 acres

Taxes: 2015 taxes to be paid in 2016: Parcel #1 - $3,136.00; Parcel #2 - $4,457.40

Land Use: Parcel #1 includes 138.35 acres of non-irrigated cropland & 17.71 acres winter range.
Parcel #2 includes 147.16 acres of non-irrigated cropland & 169.26 acres summer range.

Water: Livestock water provided by a windmill and stock dam.

Price: **Parcel #1: $343,500; Parcel #2: $532,500**

Comments: Excellent cropland and hardland range.

Contact:

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Agri Affiliates—Providing Farm, Ranch Real Estate Services

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Bruce Dodson, AFM
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Offered Exclusively By:

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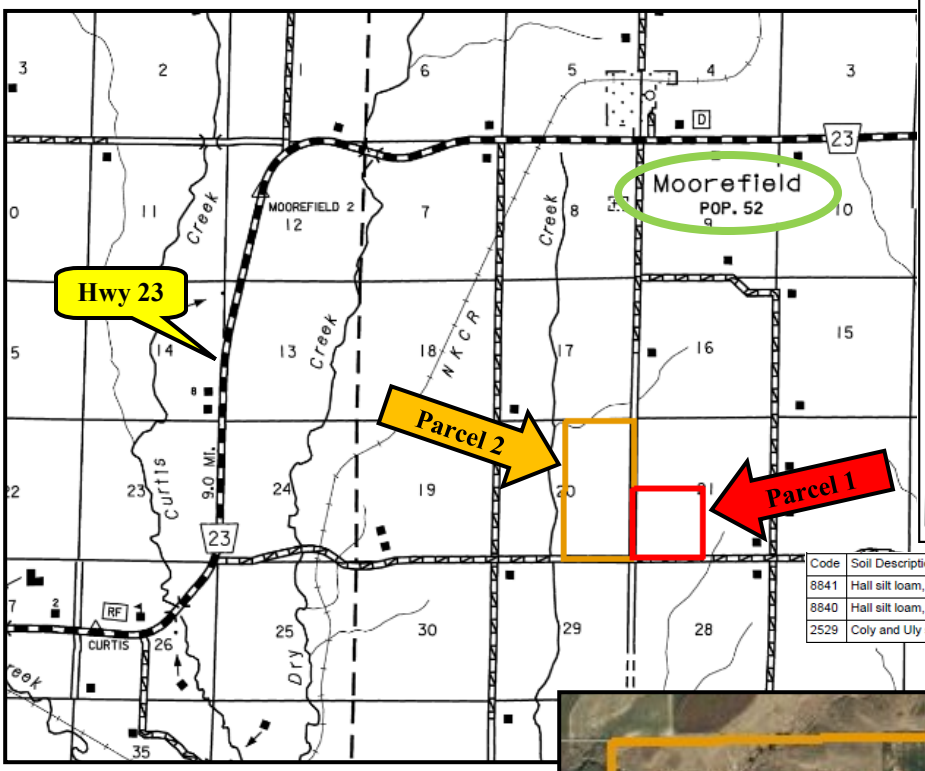
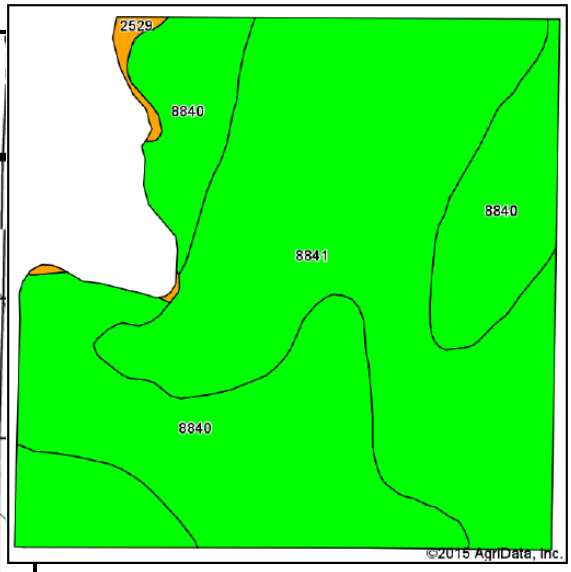
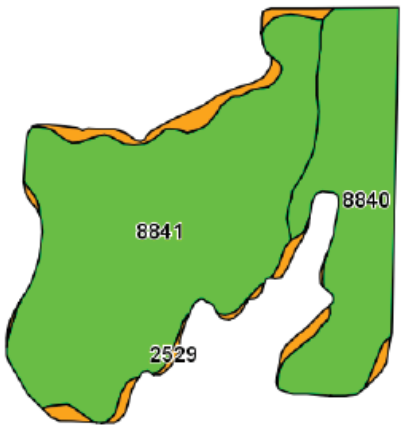
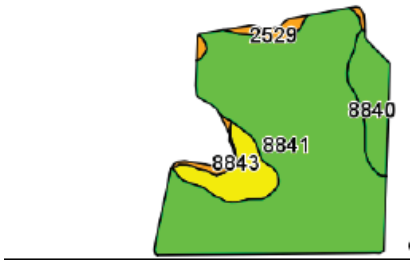




Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8841	Hall silt loam, 1 to 3 percent slopes	77.33	55.9%		IIe
8840	Hall silt loam, 0 to 1 percent slopes	59.79	43.2%		IIc
2529	Coly and Uly silt loams, 11 to 30 percent slopes	1.23	0.9%		VIe





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
8841	Hall silt loam, 1 to 3 percent slopes	101.97	69.3%		IIe
8840	Hall silt loam, 0 to 1 percent slopes	33.69	22.9%		IIc
2529	Coly and Uly silt loams, 11 to 30 percent slopes	8.03	5.5%		VIe
8843	Hall silt loam, 3 to 6 percent slopes	3.47	2.4%		IIIe

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