

# LAND FOR SALE

## Garfield Table Property

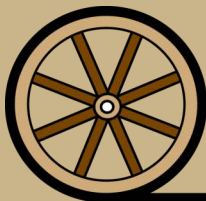


- Location:** 16 miles north of North Platte or 6 miles south of Stapleton on US#83, then 1.5 east on Garfield Table Road to Jackson Road. Electricity available north and west sides.
- Legal Description:** NW1/4 Section 16-T16N-R28W of the 6th PM, Lincoln County, Nebraska.
- Taxed Acres:** 160 tax assessed, deeded acres.
- Taxes:** 2017 taxes payable in 2018 - \$1,675
- Land Use:** Includes 81 acres dryland cropland; 72.9 acres rangeland.
- FSA Info:** 153.9 cropland acres: 81 Cropland; 72.9 Rangeland  
35.4 oats base @ 48 bu.; 60.9 corn @109 bu. PLC yield
- Soils:** Cropland 35% Class II Hord & Anselmo fine sandy loams; 60% Class III Hersh fine sandy loam. Rangeland 48% Hersh / Valentine; 45% Class III Hersh fine sandy loam.
- Lease:** Subject to a cash lease for 2018 growing / grazing season.
- Price:** \$200,000
- Comments:** Very nice combination dry cropland and rangeland with excellent access on Garfield Table Road just off US#83.  
Rangeland does not have a source for livestock water.

- Contact:** **John Childears - Listing Agent**  
308-539-4450  
**Mike Polk - Listing Agent**  
308-539-4446  
**Tony Eggleston - Listing Agent**  
308-530-6200



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P.O. Box 1166  
I-80 & US Hwy 83  
North Platte, NE 69103  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

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