

LAND FOR SALE

Bachkora Irrigated Cropland - Hunting



Location: Six miles north of Wood River on NE#11, three miles west on Stolley Park Road then right on McGuire Road.

Legal Descrip: N1/2SW1/4 Section 22-T11N-R12W of the 6th PM in Hall County, Nebraska.

Acres/Taxes: 80.2 Taxed Acres - \$4,969 for 2019 Taxes payable in 2020.

Land Use: Gravity irrigated cropland with excellent Class I Hord & Detroit silt loams, 0-1% slopes. Includes trees and drainway on east end for excellent wildlife habitat - hunting.

Irrigation: Water from Well G-015146 located off the northwest corner on adjoining lands. Includes a permanent easement for use of the well: 30 hp Westinghouse motor; Western Land Roller pump. Central Platte NRD will allow drilling of a replacement well on this deeded land.

FSA /USDA: 61 acres Corn Base @ 171 bu PLC yield.

Price: \$450,000

Possession: At closing subject to an existing 2020 Farm Lease.

Comments: Super quality gravity irrigated cropland. Excellent access in progressive community. Great deer hunting opportunities in protected east end of farm.

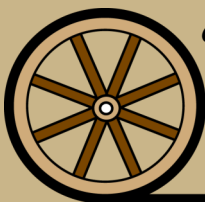
Contact: John Childears, Listing Agent 308/539-4450

john@agriaffiliates.com

Mike Polk, Don Walker, Bruce Dodson, Chase Dodson, Tony Eggleston
Bart Woodward, Kent Richter, Bryan Danburg, Adam Pavelka



John Childears,
Listing Agent



Offered Exclusively By:

AGRI AFFILIATES, INC.

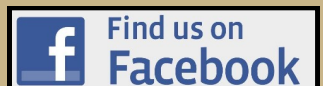
Providing Farm - Ranch Real Estate Services

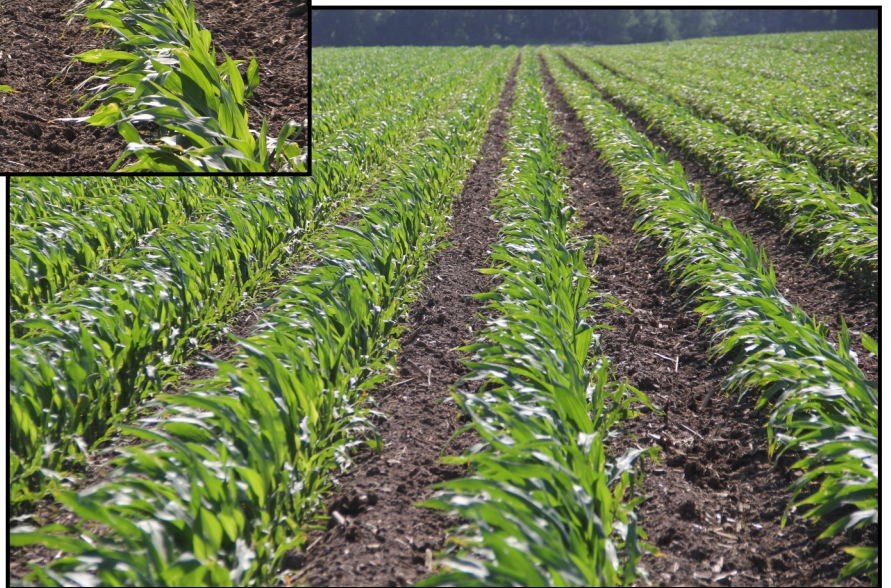
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

NORTH PLATTE
401 Halligan Dr.
P.O. Box 1166
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244





Irrigation Well

Subject Sec 22

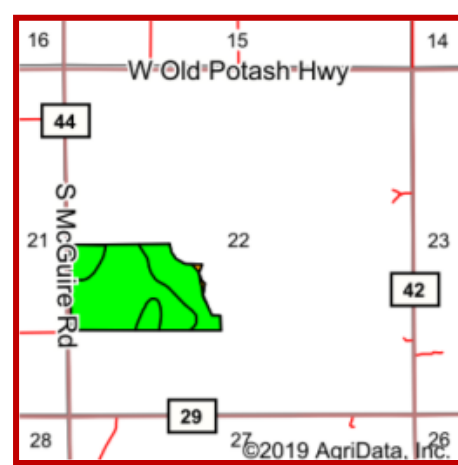
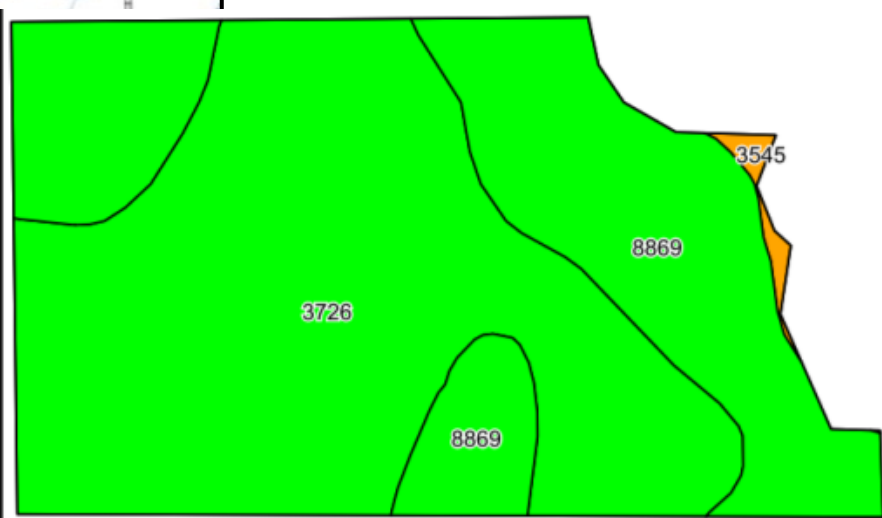
Stolley Park Road

McGuire Road



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

Wood River



Area Symbol: NE079. Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
3726	Detroit silt loam, 0 to 1 percent slopes	36.51	61.2%		IIc	Iw
8869	Hord silt loam, 0 to 1 percent slopes	22.67	38.0%		IIc	Iw
3545	Hobbs silt loam, channeled, frequently flooded	0.51	0.9%		VIw	



Excellent Crop Production

Wildlife Habitat

Turkey & Deer Hunting

308.534.9240

John Childears 308.539.4450



AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services