

LAND FOR SALE

C & L FARMS PASTURE BUFFALO COUNTY

Location: 2 miles north and 6 miles west of Kearney. Access is provided by Evergreen Road (gravel) bordering the east.

Legal Description: S1/2 NE1/4 and SE1/4 NW1/4 Section 13; all in T9N-R17W of the 6th P.M., Buffalo County, Nebraska.

Property Description: Buffalo County Assessor indicates approximately 120.00 acres. Property consists of good quality undulating to rolling hardland pasture which offers excellent potential for rural home site development, along with the grazing of cattle.

Livestock Water: Livestock water is provided by a well equipped with an electric submersible servicing 2 water sites.

Fencing: Border fencing along the east, south, and west consists of four strand barb wire on wooden posts. There is presently no border fence along the north as property is utilized with adjoining pasture.

Real Estate Taxes: 2019 Real Estate Tax - \$2,414.50

List Price: \$384,000.00

Comments: This is well maintained rolling grassland located near the community of Kearney, that offers both agricultural amenity along with rural home site development potential.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

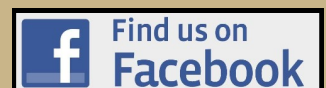
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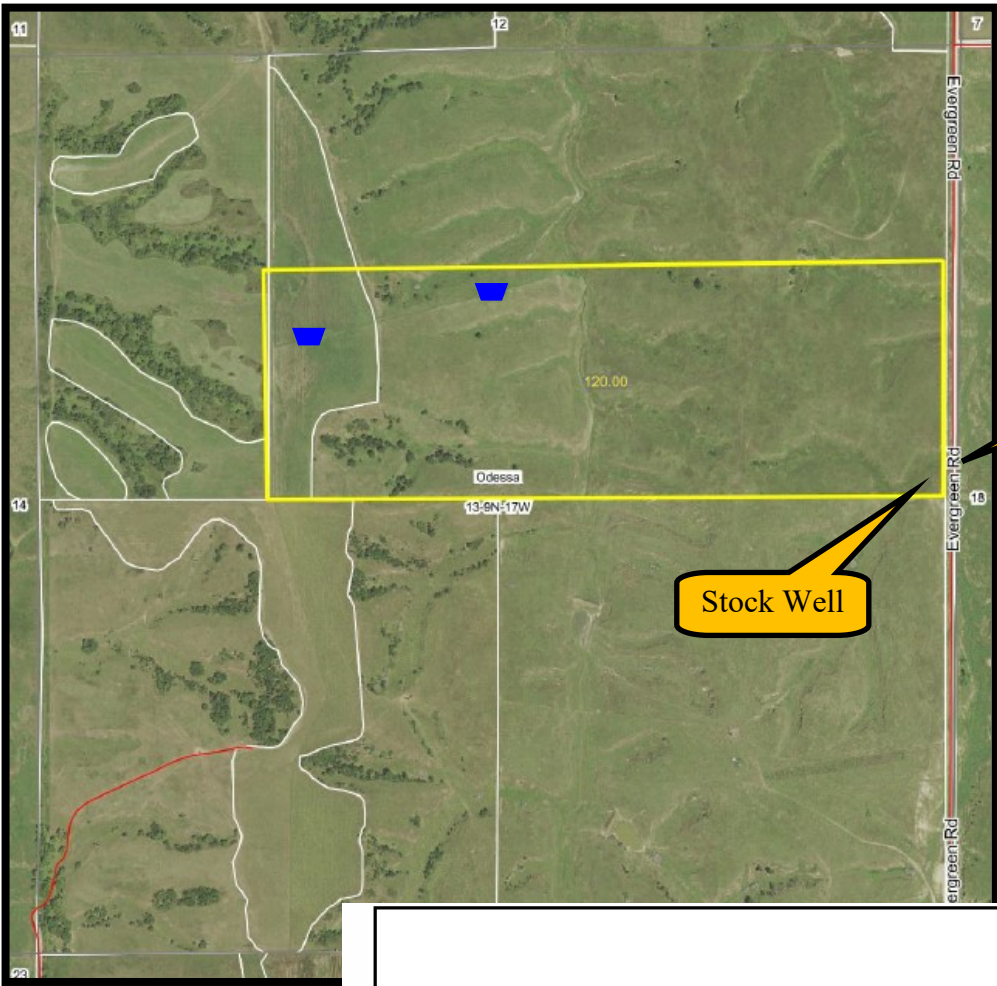
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services


KEARNEY OFFICE
P O Box 1390
2418 Hwy 30 E
Kearney, NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

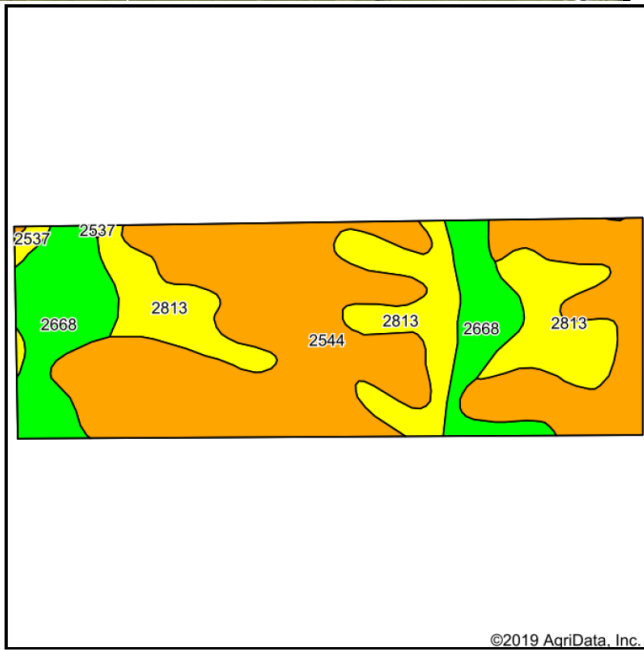
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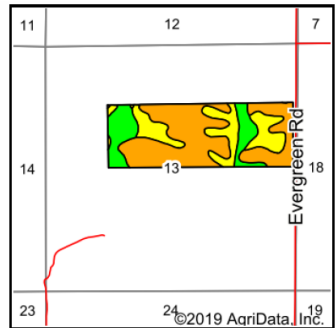


 Water Sites



Soils data provided by USDA and NRCS.

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State: **Nebraska**
 County: **Buffalo**
 Location: **13-9N-17W**
 Township: **Odessa**
 Acres: **120**
 Date: **7/24/2019**

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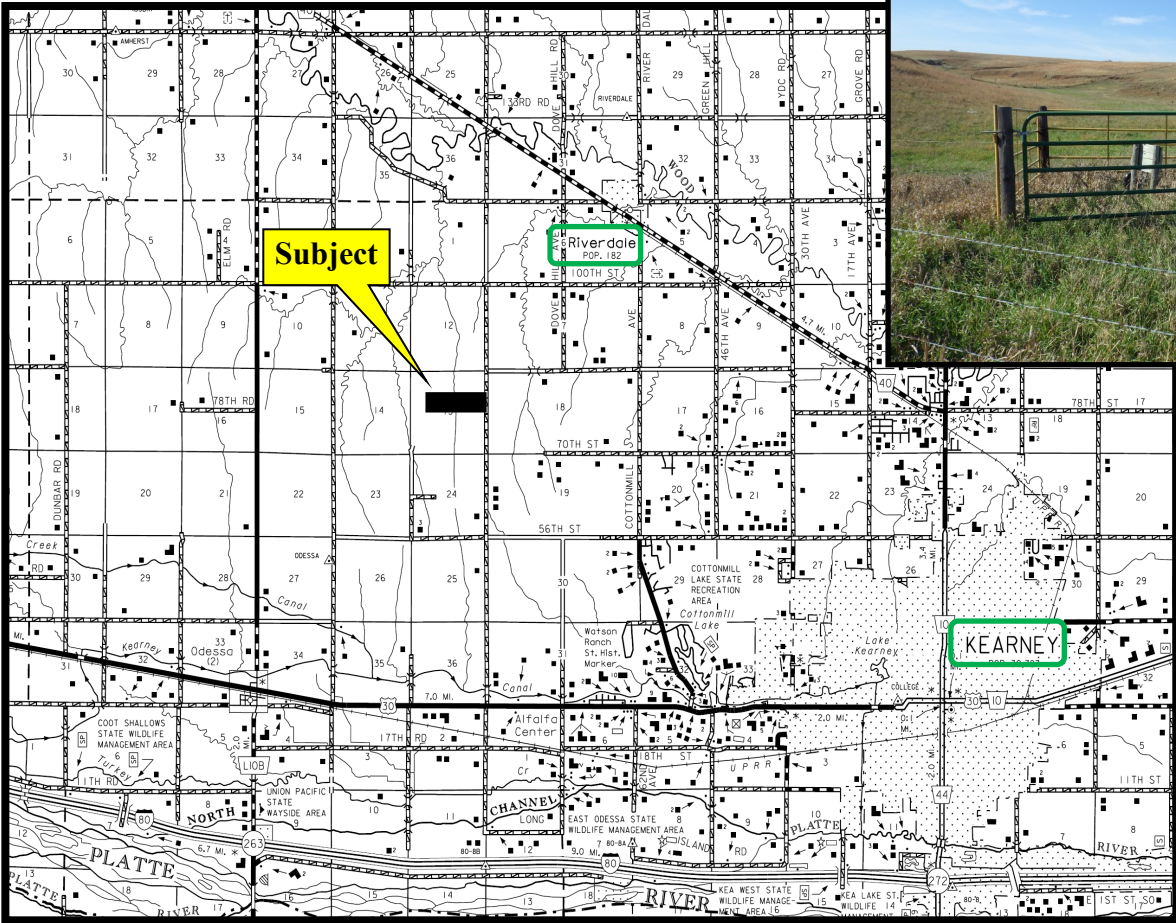
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Area Symbol: NE019, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	67.16	56.0%		VIe		24
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	30.09	25.1%		IVe	IVe	63
2668	Holdrege silt loam, 1 to 3 percent slopes	21.70	18.1%		IIe	IIe	72
2537	Coly silt loam, 6 to 11 percent slopes	1.05	0.9%		IVe	IVe	51
Weighted Average							42.7

*c: Using Capabilities Class Dominant Condition Aggregation Method
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