

# LAND FOR SALE

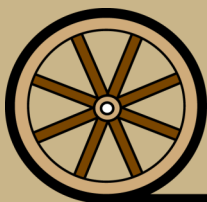
## NW HITCHCOCK COUNTY DRYLAND



- Location:** From Hamlet, NE, south on Veterans Memorial Highway 8-1/2 miles to Rd. 720. West on Rd. 720 for 3 miles to the access road on south side of Road 720. Travel south 1/2 mile to property.
- Legal:** SE1/4 Section 6-T3N-R35W of the 6th P.M., Hitchcock County, NE
- Acres & Taxes:** 156 Tax Assessed Acres; 2020 taxes payable in 2021 - \$1,302.76
- Land Use:** The property includes 106.2 acres of dryland., 48 acres of winter range
- FSA Info:** 106.23 acres cropland; 46.86 ac. wheat base @ 41 bu./ac.; 40.58 ac. corn base @ 146 bu./ac.
- Soils:** Cropland is mostly Class II, Keith Silt Loam soil
- Comments:** This property has excellent soils. Abundant wildlife with outstanding mule deer & upland game hunting that includes, pheasant, quail, & prairie chicken
- Price:** \$215,000.00
- Contact:** **Brian Reynolds, Listing Agent 308.380.5734 - breynolds@agriaffiliates.com**  
Mike Polk, Bruce Dodson, Chase Dodson, Tony Eggleston, Don Walker, Mike Wilken



**Brian Reynolds**  
*Listing Agent*



*Offered Exclusively By:*

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

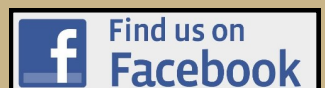
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

**MCCOOK OFFICE**

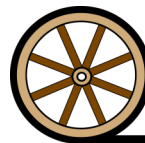
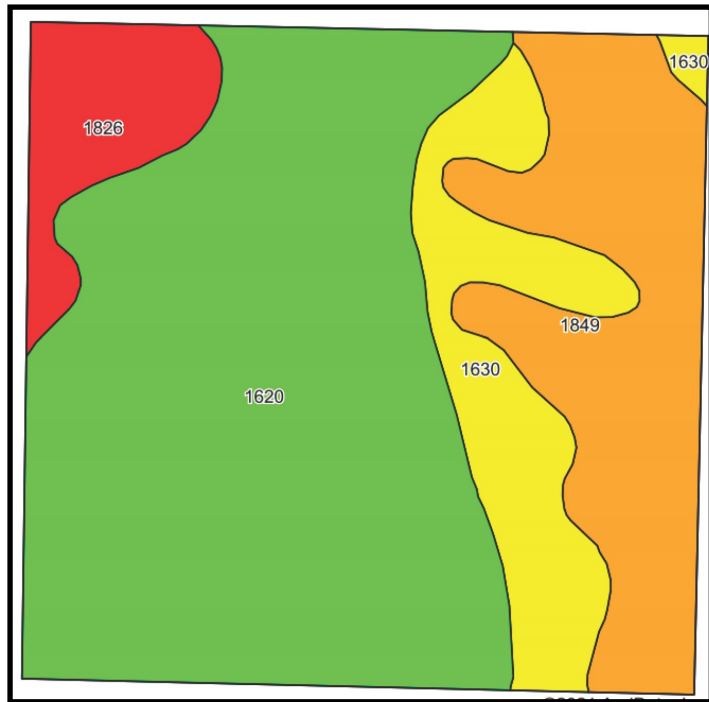
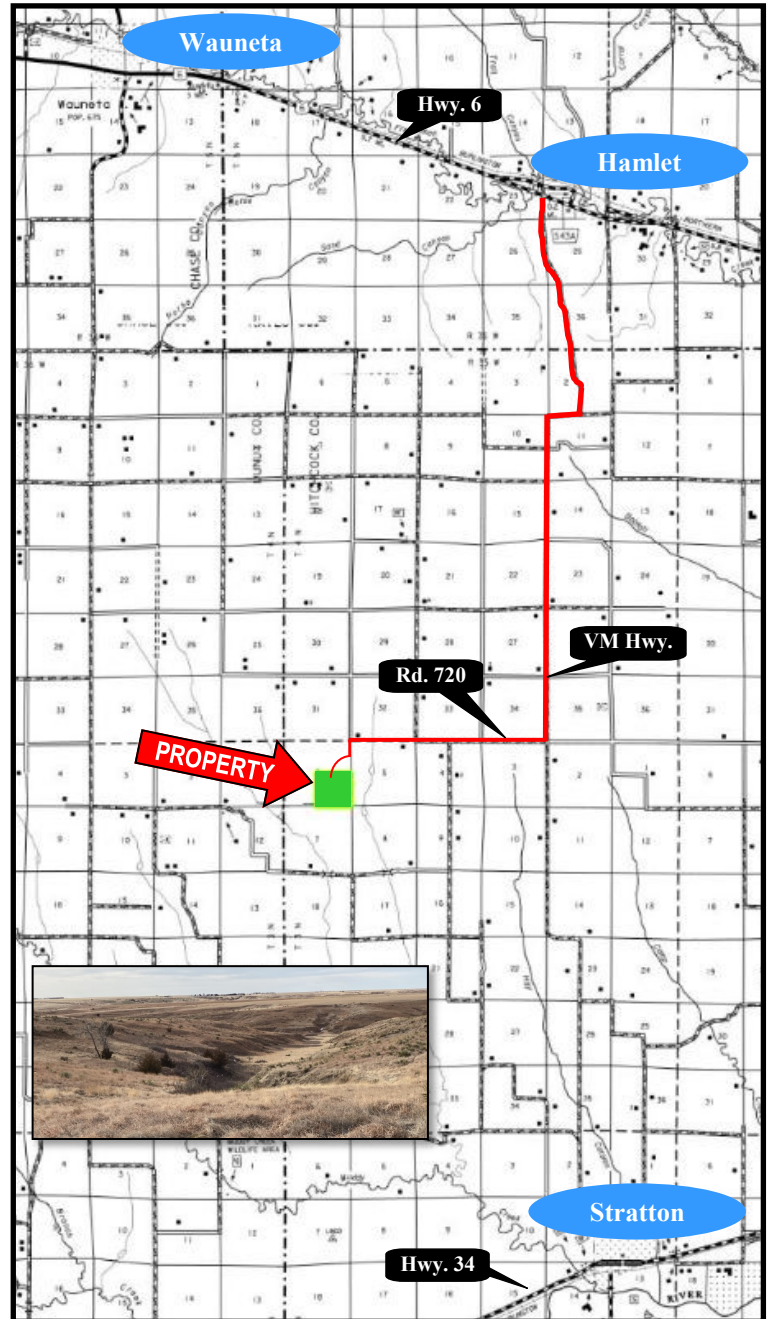
P.O. Box 771  
705 N. Hwy 83  
McCook, NE 69001  
www.agriaffiliates.com

**(308) 345-7200**

Fax (308) 534-9244



# DRYLAND - HUNTING



**AGRI AFFILIATES, INC.**  
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Winter wheat	Winter wheat Irrigated	Winter wheat fallow	Winter wheat fallow Irrigated
1620	Keith silt loam, 1 to 3 percent slopes	88.98	57.1%		Ile	Ile	1709	67					
1849	Sulco loam, 9 to 30 percent slopes	33.77	21.7%		VIe		1748	25	21			6	10
1630	Keith silt loam, 3 to 6 percent slopes, eroded	21.59	13.9%		IIIe	IIIe	1703	63	119	25	56		
1826	Sulco complex, 9 to 60 percent slopes	11.46	7.4%		VIIe		2060	3					
<b>Weighted Average</b>							<b>1742.4</b>	<b>52.6</b>	<b>21</b>	<b>3.5</b>	<b>7.8</b>	<b>1.3</b>	<b>2.2</b>