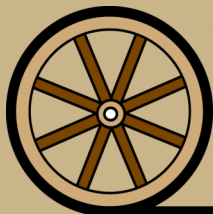


# LAND FOR SALE

## LODGEPOLE RANGELAND AI FACILITY & BACKGROUNDING LOTS

3,307 Acres - Cheyenne & Deuel Counties, NE



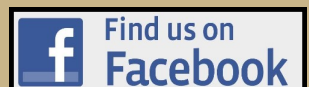
*Offered Exclusively By:*

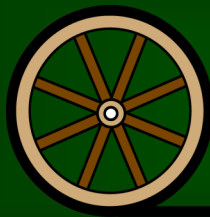
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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 Drive  
North Platte, NE 69101  
[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**



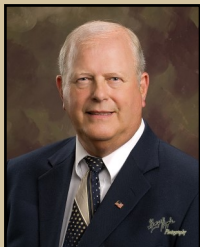


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## LOGGEPOLE RANGELAND

- Location:** Lodgepole Rangeland is located just east of Lodgepole, west of Chappell in south eastern portions of the Nebraska panhandle. Very good access is provided by US #30.
- Legal Description:** That part of Section 3 North of US Hwy. 30, T-13N-R46W; All Section 27 & 28; All Section 33 & 34 North of U.S. Hwy. 30, T-14N-R46W of the 6th P.M., Deuel County, Nebraska - and - All Section 29 except .8 ac. in SW corner; Pt. of N1/2 Section 32-T14N-R46W of the 6th P.M. in Cheyenne County, Nebraska
- Acres & Taxes:** 3,307 tax assessed, deeded acres; 2020 taxes payable in 2021 - \$19,004
- Land Use:** 399 acres dryland cropland along the north boundary and 2,843 acres of rangeland. Rangeland is cross-fenced into 4 pastures with 5 water sites from submersible wells. The improvement site includes 65 acres in pens.
- Cropland:** Road 24 on the north boundary provides excellent access to the cropland. Soils are 50% Class II, 40% Class III dryland. FSA Base & Yield: 54.17 ac. wheat @ 36 bu./ac.; 197.65 ac. corn @122 bu./ac.
- Rangeland:** Terrain is mostly gently, treeless with good visibility. The south boundary includes new fence along US #30.
- Improvements:** The North Unit includes excellent steel, welded pipe working and feeding facilities attached to the AI facility. Feeding pens include concrete bunk/apron, welded pipe pens at the bunk, plus long grass pens with electric fencing. The AI building is first class with full concrete floor, hot house, two alleys with chutes.
- Equipment:** 6715 John Deere Tractor with Grapple Fork; John Deere Fork lift Attachment; John Deere Gator; John Deere Skid Steer Loader with bucket, post hole digger with 8" and 12" augers; John Deere Batwing Shredder; John Deere Riding Lawnmower; Heavy-Duty Box Scraper (Soilmover CS1255); Silencer Hydraulic Chute; Clipping Chute; 5th Wheel Trailer for Clipping Chute; Small Black Trailer with Tool Box with Miller welder/generator; 3 fuel tanks (500 gal. each)
- Price:** **\$2,500,000**



**Mike Polk**  
*Listing Agent*

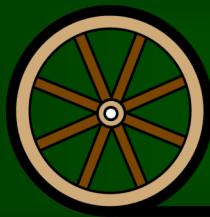
### Listing Agents:

**Mike Polk 308-539-4446**  
**Don Walker 308-764-7175**

Tony Eggleston, Bruce Dodson, Chase Dodson, Brian Reynolds,  
Mike Wilken, Dallas Dodson, Brad Atkins



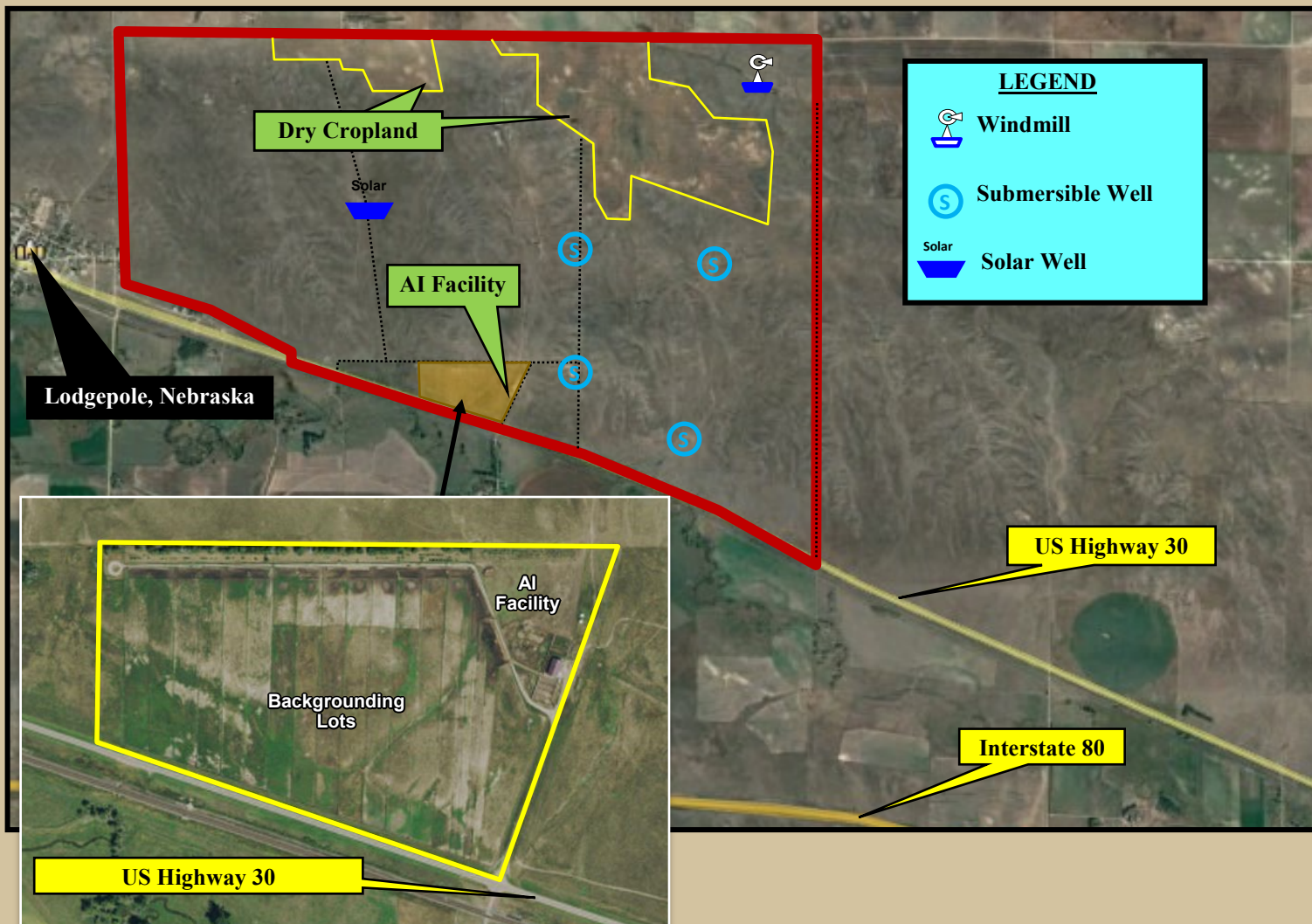
**Don Walker**  
*Listing Agent*



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## PROPERTY INFORMATION



## AI FACILITY & BACKGROUNDING LOT

This state-of-the-art facility includes full concrete floor, excellent overhead lighting, with lab or hot house. The curved cattle tub leads to two alleys and chutes, each designed for specific work related to artificial insemination of cattle. Outside facilities are excellent welded pipe chutes, pens, alleys. 18 individual pens to the northwest each include 200 foot concrete bunk with the automatic waterers in the fence line.

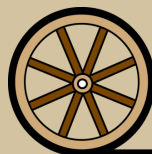


# AI FACILITY & EQUIPMENT



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*“Big Enough to Serve You; Small Enough to Know You!”*