

LAND FOR SALE

NE LINCOLN CO. PIVOT



Location: The property is located 12 miles southwest of Arnold, Nebraska and 30 miles northwest of North Platte, Nebraska.

Legal Description: NE1/4 Section 7-T16N-R26W of the 6th P.M., Lincoln County Nebraska

Acres: 149 Tax assessed acres in Lincoln County with 114.3 certified acres in the Twin Platte NRD.

Taxes: 2020 taxes payable in 2021: \$3,239.88, Occupation taxes \$742.95

Land Use: Pivot Irrigated cropland with dry cropland and rangeland corners.

Price: \$630,000.00

Comments: This is productive pivot quarter located north of Garfield Table Road. This property offers several grain marketing opportunities as it is within 50 miles of five commercial grain receiving facilities and two large feedlots.

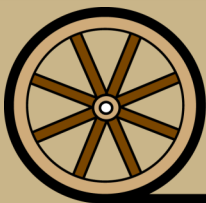
Contact: Brad Atkins, Co-Listing Agent - 308-530-9012
Tony Eggleston, Co-Listing Agent - 308-530-6200
Bryan Danburg, Chase Dodson, Dave Masek, Mike Polk,
Bruce Dodson, Don Walker, Brian Reynolds, Mike Wilken



Brad Atkins
Co-Listing Agent



Tony Eggleston
Co-Listing Agent



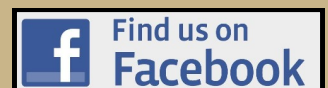
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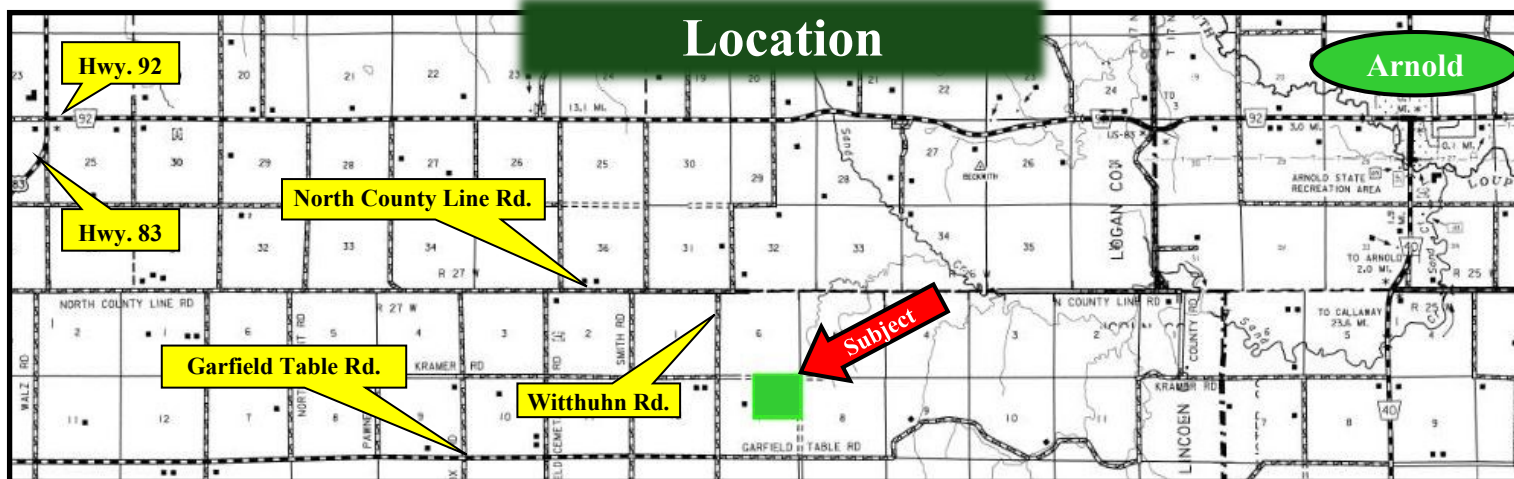
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

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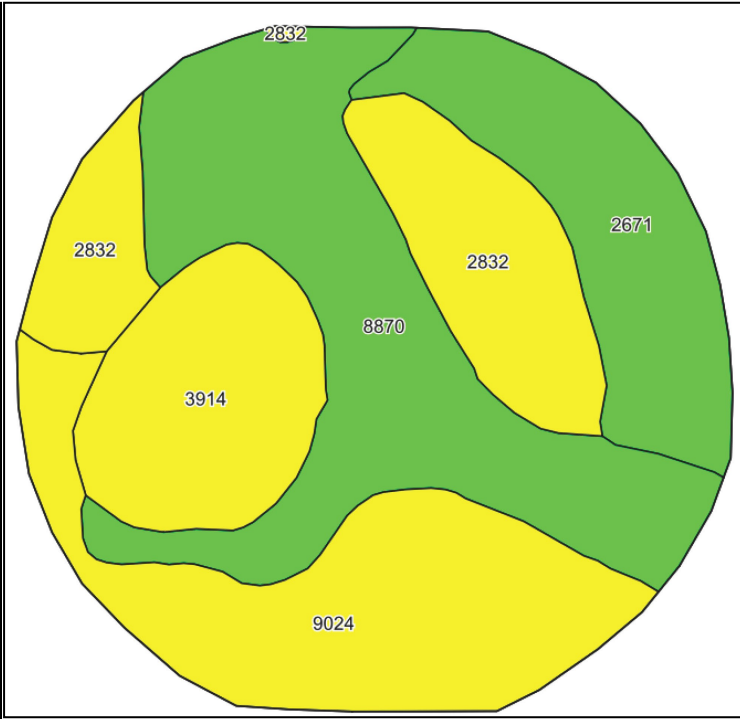




Aerial



Soils



Area Symbol: NE111. Soil Area Version: 18										
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	Winter wheat
8870	Hord silt loam, 1 to 3 percent slopes	36.98	31.4%		Ile	Ile	3242	70		
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	26.72	22.7%		IIle	IIle	3094	58	48	29
2832	Uly-Coly silt loams, 6 to 11 percent slopes	19.45	16.5%		IVe	IVe	3048	53		
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	18.86	16.0%		Ile	Ile	3202	67		
3914	Scott soils, frequently ponded	15.88	13.5%		IVw		3300	18	13	
Weighted Average							3177.9	57	12.6	6.6



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