

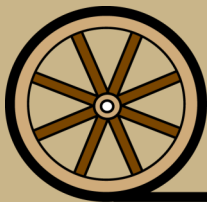
# LAND FOR SALE

## SW LINCOLN FARM

- Location:** From Wallace, Nebraska, travel north 7.5 miles North on S. Hwy 25 to W 7 Mile Road, then 3 miles west to S. Parker Rd. to the northeast corner of the property.
- Legal:** NE1/4 Section 8-T11N-R34W of the 6th P.M., Lincoln County, NE
- Acres & Taxes:** 160 Tax Assessed Acres; 2020 taxes payable in 2021 - \$973.32
- FSA:** 59.6 acres of Wheat base @ 34 bushels/acre. Since the CRP contract expired previously, the land has been hayed or grazed.
- Land Use:** This property is currently used for hay production and grazing. The farm would be eligible for development to organic crop production, or to a rural acreage homestead. Located in the TPNRD the farm could possibly be developed to irrigation with the correct CIAs and approval of the TPNRD.
- Comments:** This property has county road access on 2 sides, is close to S. Hwy 25, and is located in a strong farming and ranching community. The electric fencing is owned by the current tenant. Livestock water has been provided by an electric submersible well located on an adjoining property with a lease for livestock water available. Possession is subject to a verbal lease through February, 28, 2022.
- Price:** \$199,000.00
- Contact:** **Bruce Dodson, AFM - Listing Agent**  
**308.539.4455 - [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Mike Polk, Chase Dodson, Brian Reynolds, Don Walker, Mike Wilken,  
Brad Atkins, Dallas Dodson



**Bruce Dodson, AFM**  
Listing Agent



*Offered Exclusively By:*

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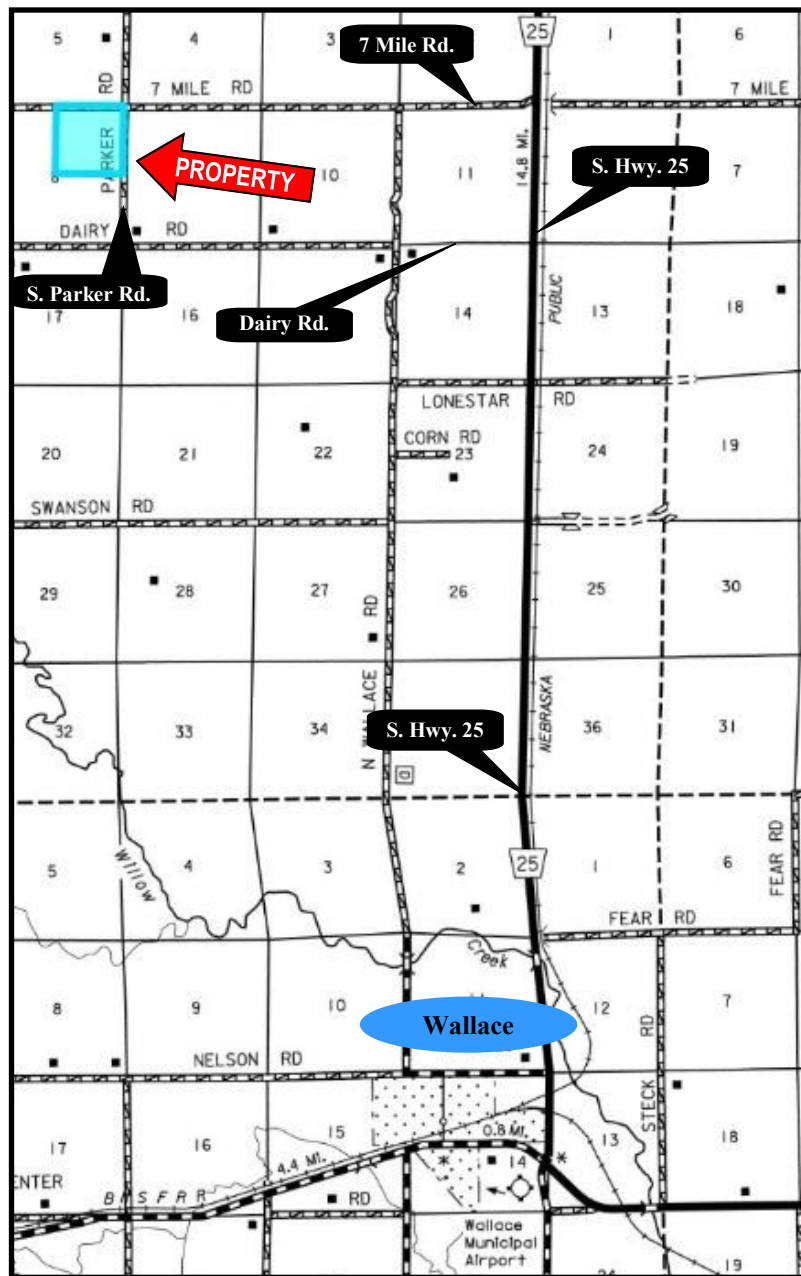
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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**  
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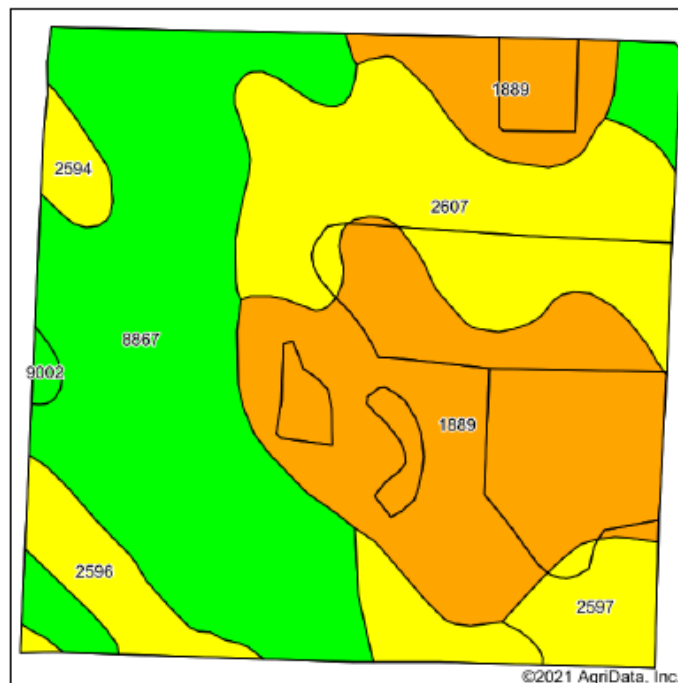
**(308) 534-9240**

Fax (308) 534-9244





**Soils Map**



Soils data provided by USDA and NRCS.



Area Symbol: NE111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay	Corn	Winter wheat
8867	Hord fine sandy loam, 1 to 3 percent slopes	54.81	35.1%		Ile	3	58	40
1889	Valent fine sand, rolling	51.05	32.7%		VIe			
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	30.55	19.6%		IVe	2	39	
2596	Hersh fine sandy loam, 3 to 6 percent slopes	10.51	6.7%		IIIe		3	
2597	Hersh fine sandy loam, 6 to 11 percent slopes	5.97	3.8%		IVe		4	
2594	Hersh and Valentine soils, 6 to 11 percent slopes	2.53	1.6%		IVe			16
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	0.63	0.4%		Ile			
Weighted Average						1.4	28.4	14.3

\*c: Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS.