

# LAND FOR SALE

## BLACKWOOD SOILS - DRYLAND FARM



240 Acres Dry Cropland - NE of Wauneta, Nebraska

**LOCATION:** 10 miles north & 3 miles east of Wauneta, NE to intersection of CR 740 & Ave. 349 which is the NE corner of the property.

**LEGAL DESCRIPTION:** Part of the E1/2 Section 29-T7N-R35W of the 6th P.M., Hayes County, Nebraska

**TAXES & ACRES:** 253.02 Tax Assessed Acres - 2020 taxes payable in 2021: \$2,804.24

**PRICE:** \$515,000.00

**LAND USE:** Entirely Dry Cropland

**FSA INFORMATION:** 240.12 Cropland Ac.; 143.03 ac. wheat base @ 41 bu./ac. PLC yield; 13.87 ac. corn base @ 111 bu./ac. PLC yield; total base 156.9 ac.

**SOILS:** 97% Class II cropland soils, Blackwood Silt loam

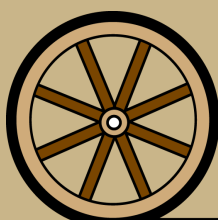
**COMMENTS:** Productive dry cropland in a strong farming community.

**CONTACT:** Brian Reynolds, Listing Agent - 308.380.5734 - breynolds@agriaffiliates.com

Bruce Dodson, Chase Dodson, Mike Wilken, Mike Polk, Jerry Weaver



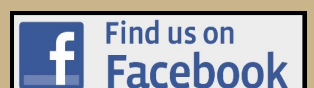
**Brian Reynolds**  
Listing Agent  
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Offered Exclusively By:

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

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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.

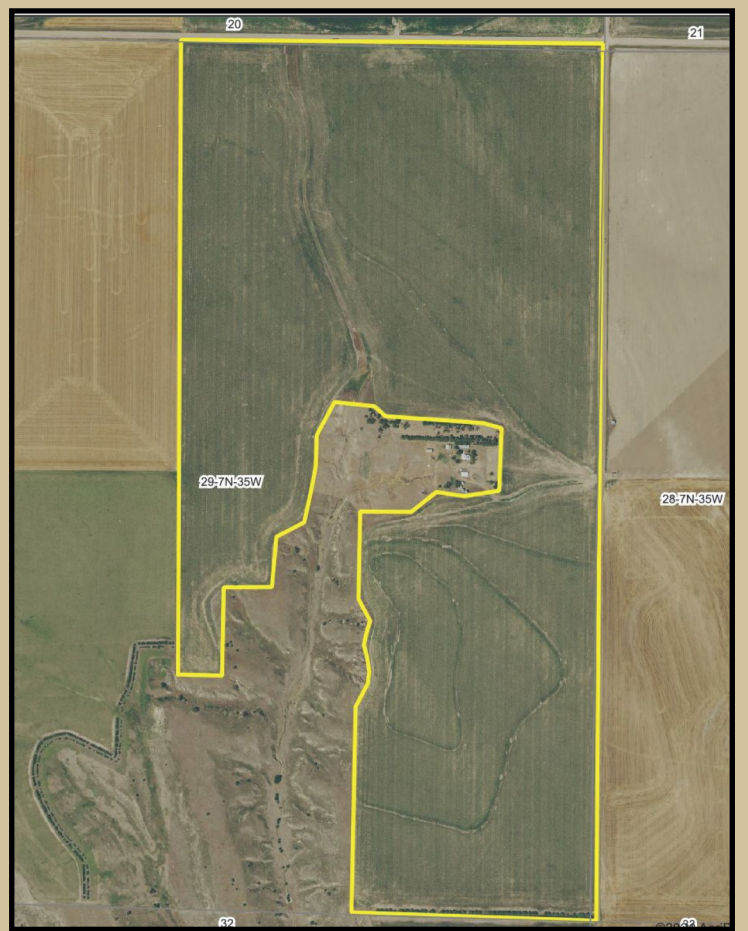
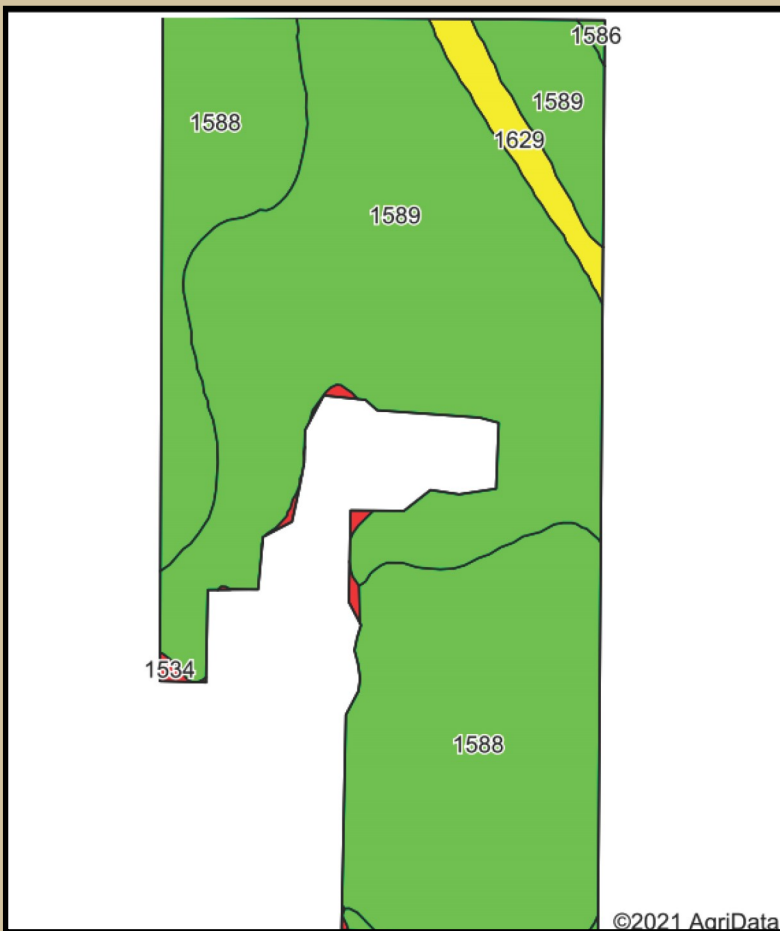




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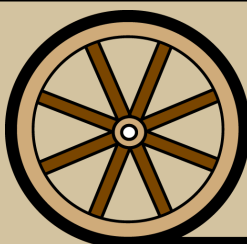
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PO Box 1166 - 401 Halligan Dr. - North Platte, NE 69103



Area Symbol: NE085, Soil Area Version: 20

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	Corn Irrigated	Winter wheat
1589	Blackwood silt loam, 1 to 3 percent slopes	132.86	53.5%		Ile	Ile	1683	65	38	139	40
1588	Blackwood silt loam, 0 to 1 percent slopes	106.11	42.7%		IIc	Iw	1703	66	40	144	45
1629	Keith silt loam, 3 to 6 percent slopes	7.40	3.0%		IIIe	IIIe	1700	64			
1534	Sulco silt loam, 30 to 60 percent slopes	1.43	0.6%		VIIe		2200	2			
1586	Blackwood silt loam, 3 to 6 percent slopes	0.46	0.2%		Ile	Ile	1700	63	38	140	40
<b>Weighted Average</b>							<b>1695.1</b>	<b>65</b>	<b>37.5</b>	<b>136.2</b>	<b>40.7</b>



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*"Big Enough to Serve You; Small Enough to Know You!"*