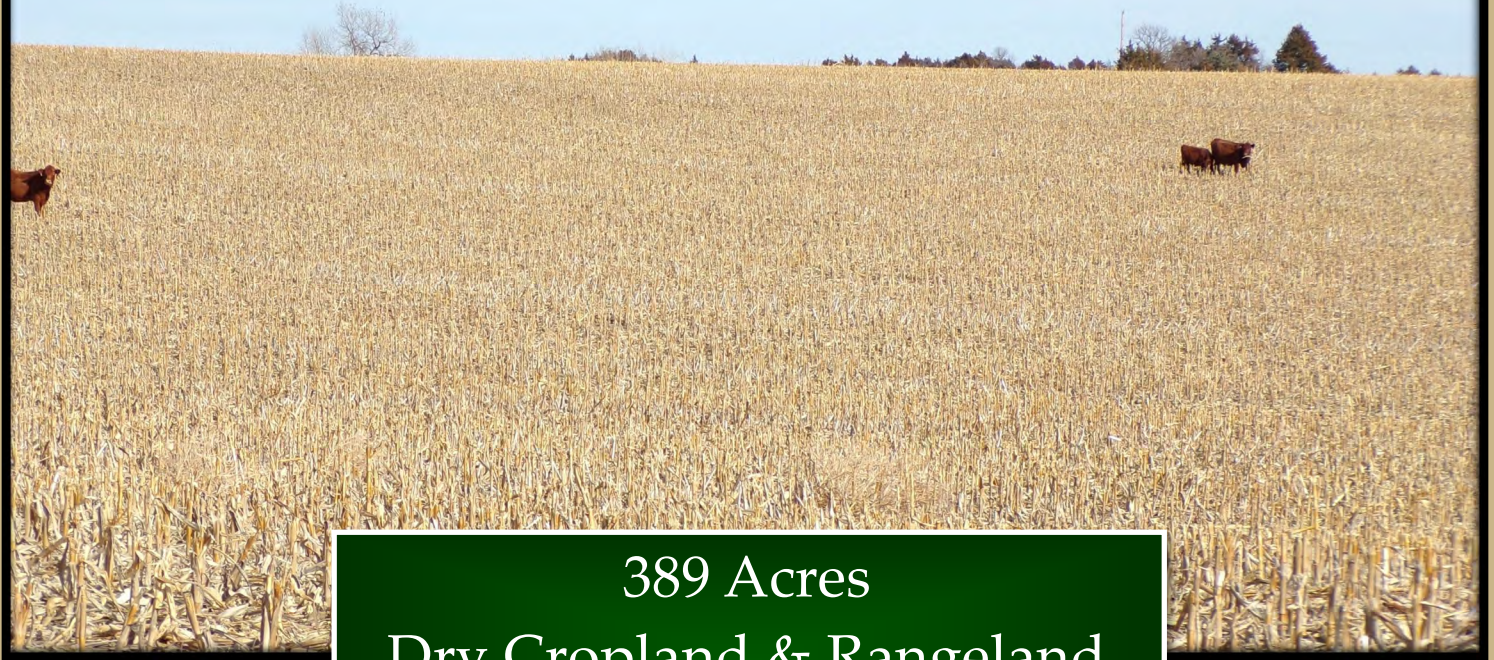


LAND FOR SALE

DEVIL'S DEN DRYLAND



389 Acres
Dry Cropland & Rangeland
NW Custer County, NE



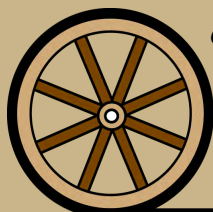
Bart Woodward, Don Walker, Dallas Dodson, Bruce Dodson,
Chase Dodson, Dave Masek



Brad Atkins
Co-Listing Agent
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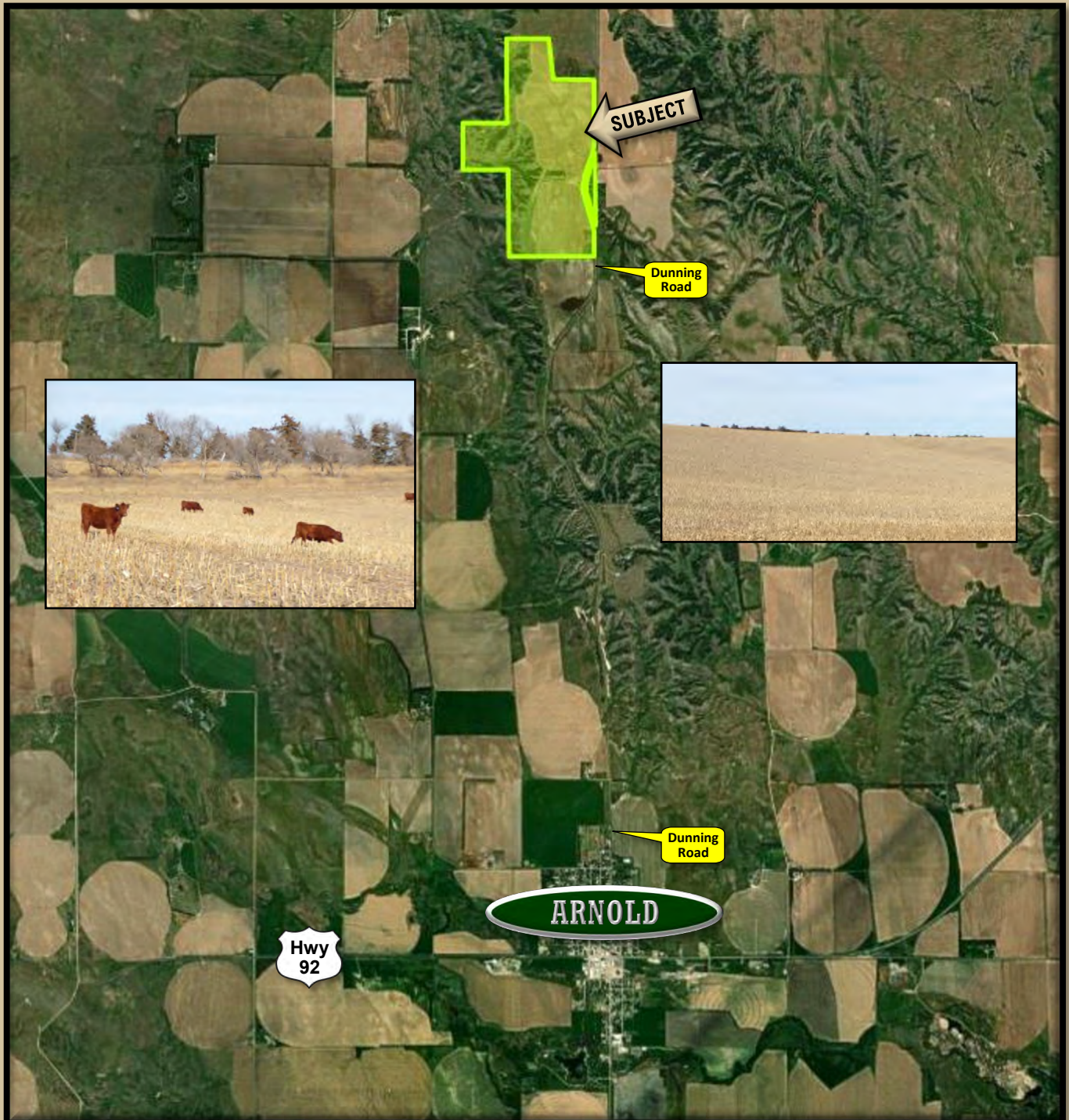


LOCATION: Approximately 3.5 miles north of Arnold in Custer County, NE

LEGAL DESCRIPTION: SW1/4SE1/4 Sec. 28-T18N-R25W; E1/2, SE1/4NW1/4 Sec. 33-T18N-R25W of the 6th P.M., Custer County, Nebraska

TAXES & ACRES: 389 Tax Assessed Acres - 2020 taxes payable in 2021: \$6482.06

PRICE: \$790,000.00



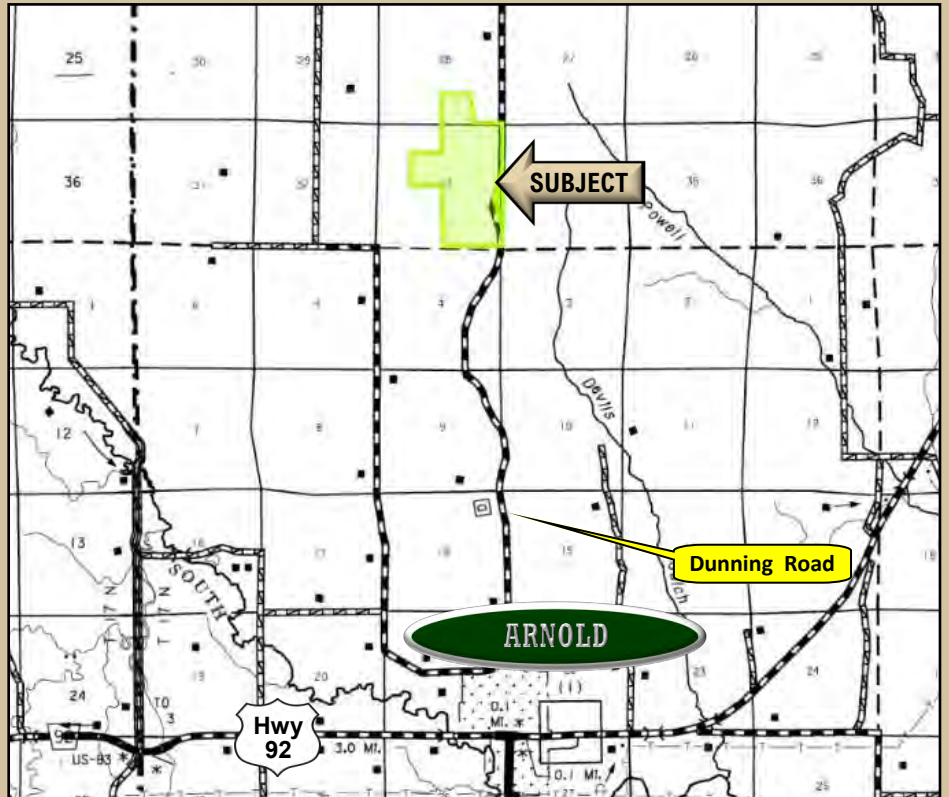
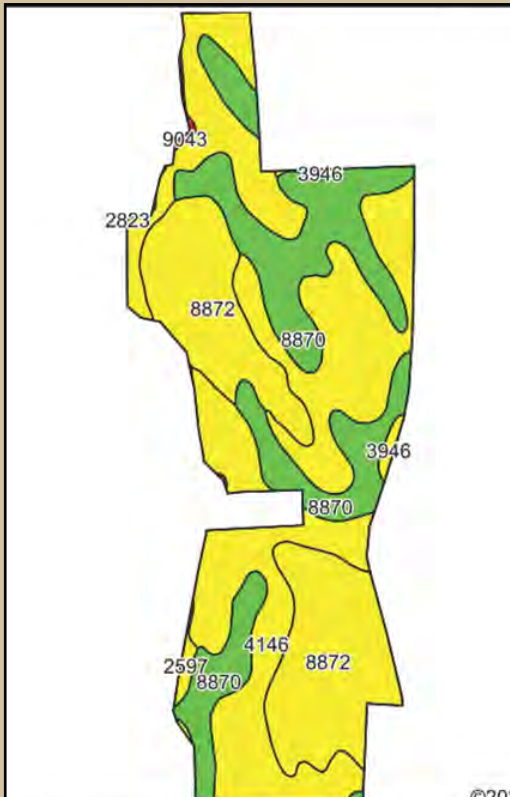
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LAND USE: Nice combination of dry cropland and rangeland.

FSA INFORMATION: 223.36 ac. cropland: 223.10 ac. corn base at 110 bu./ac. PLC yield.

LIVESTOCK WATER: Submersible well and 2 water tanks.

COMMENTS: Great location, only minutes from the town of Arnold, NE, a progressive farming and ranching community. Excellent access off Dunning Road, highway frontage.



Area Symbol: NE041, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | Corn Bu | Corn Irrigated Bu | Winter wheat Bu |
|-------------------------|--|--------|------------------|----------------------|------------------|--------------|---------|-------------------|-----------------|
| 4146 | Holdrege silty clay loam, 7 to 11 percent slopes, eroded | 100.62 | 45.0% | | IIIe | IIIe | | | |
| 8872 | Hord silt loam, 3 to 6 percent slopes | 61.02 | 27.3% | | IIIe | IIIe | 59 | 130 | 36 |
| 8870 | Hord silt loam, 1 to 3 percent slopes | 58.01 | 26.0% | | Ile | Ile | | | |
| 3946 | Fillmore variant silt loam, frequently ponded | 1.53 | 0.7% | | IIIw | IVw | 45 | 103 | 25 |
| 2597 | Hersh fine sandy loam, 6 to 11 percent slopes | 1.46 | 0.7% | | IVe | IVe | 4 | 18 | |
| 9043 | Gates-Hersh complex, 20 to 60 percent slopes | 0.72 | 0.3% | | VIIe | | 24 | 74 | |
| Weighted Average | | | | | 2.76 | 2.74 | 16.5 | 36.6 | 10 |



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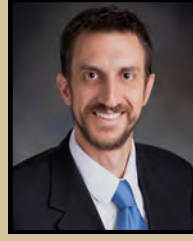
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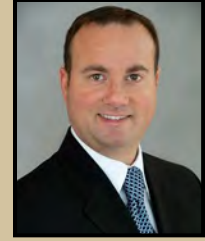
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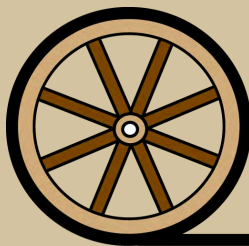
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