

LAND FOR SALE

U LAZY K RANCH

Dundy County, Nebraska



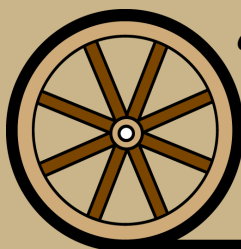
636 Acres | Rangeland | Irrigated Cropland



Brue Dodson, AFM
Listing Agent
308.539.4455

Offered Exclusively By:

308.534.9240



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



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PROPERTY INFORMATION



Location: From Haigler, Nebraska, west on Hwy 34. approximately 3 miles to 313 Ave., then south for 3/4 of a mile to the southern portion of the property.

Legal Desc: Pt. NW1/4, Pt. S1/2 Section 14-T1N-R42W; S1/2NW1/4, N1/2SW1/4, Pt. N1/2SE1/4, S1/2S1/2 Section 24-T1N-R42W; Pt. N1/2NE1/4, N1/2NW1/4, Pt. S1/2NE1/4, Pt. SE1/4 Section 23-T1N-R42W; Pt. Lots 3-4 Pt. E1/2SW1/4 of Section 19-T1N-R41W of the 6th P.M., Dundy County, Nebraska

Acres & Taxes: 636.93 tax assessed acres; 2021 taxes payable in 2022 \$3,080.02

Price: \$633,000.00

Comments: Located in the southeast corner of Dundy County, Nebraska. This property is a just off of Hwy. 34 and consists of rangeland with a small acreage of pivot irrigated cropland.

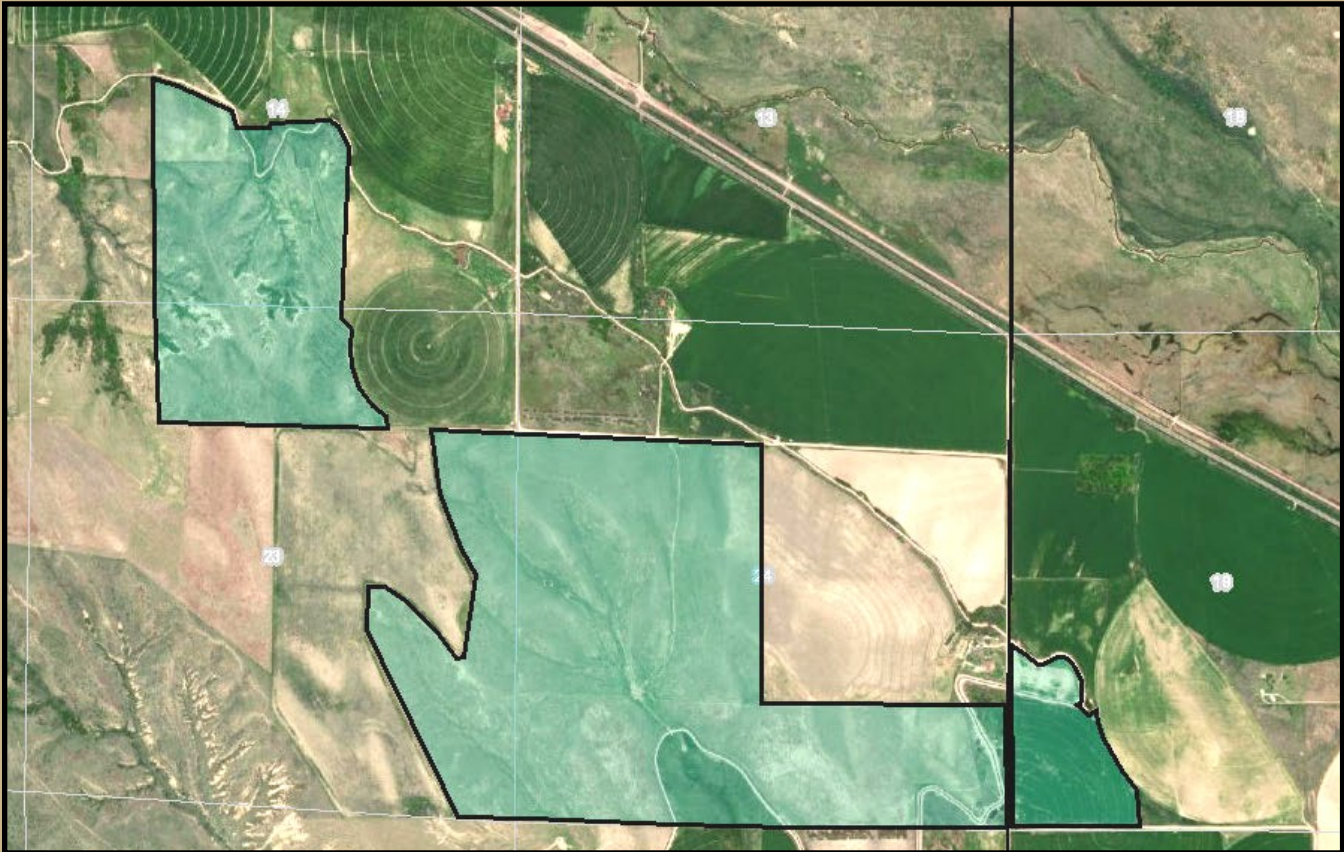


For more information contact: Bruce Dodson, Listing Agent - 308.539.4455 - bruce@agriaffiliates.com

Chase Dodson, Brian Reynolds, Jerry Weaver, Bryan Danburg, Mike Wilken

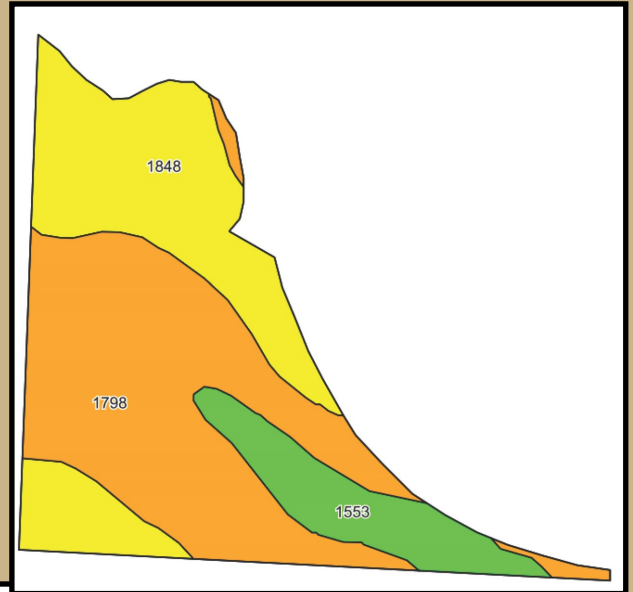
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LAND USE & MAPS






Land Use: 43.9 acres of cropland, 580.3 acres of pasture, and 3 ac. of roads.

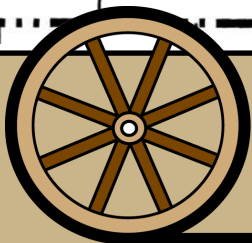
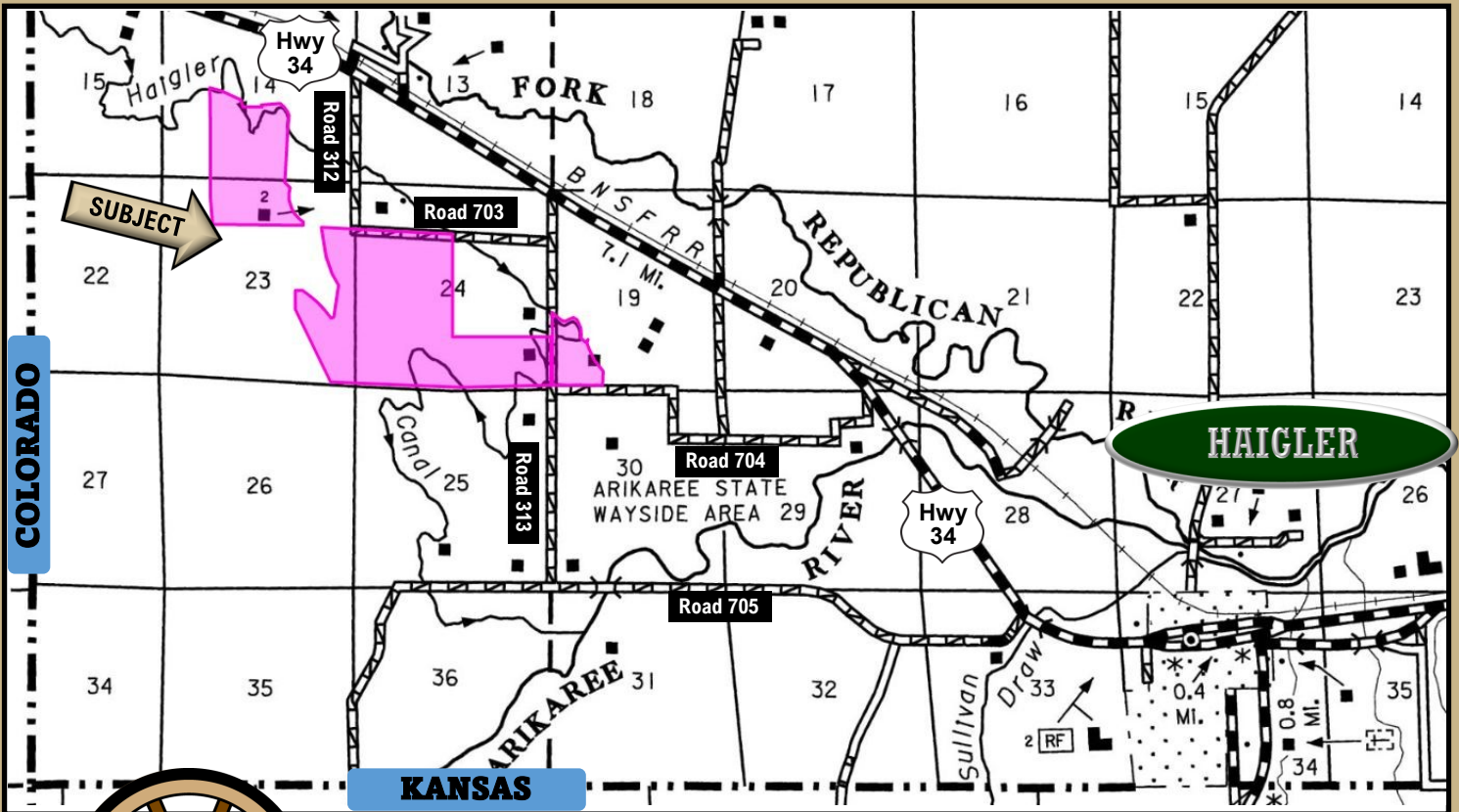
Irrigation: Gen 2 Zimmatic pivot, 30Hp US Electric pump, with water provided from the Haigler Canal..



Area Symbol: NE057, Soil Area Version: 21

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 Bu	Corn Irrigated Bu
1798	Sarben loamy sand, 6 to 9 percent slopes	24.38	50.7%		Vle	IVe	1983	36	20	109
1848	Sulco loam, 6 to 9 percent slopes	17.34	36.1%		IVe	IVe	2555	36	33	126
1553	Benkelman very fine sandy loam, 0 to 2 percent slopes	6.35	13.2%		IIc	Ile	3415	45	40	147
Weighted Average							2378.5	37.2	27.3	120.2

MAPS



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