

LAND FOR SALE

BINGO FARMS PASTURE WITH DRY CROPLAND

PRICE
REDUCED!

LOCATION: 2 miles east of Huntley on gravel road.

LEGAL DESCRIPTION: N1/2 Section 21-T3N-R17W of the 6th P.M., Harlan County, Nebraska except a 3.3 acre tract, a 2.68 acre tract, and a 4.35 acre tract

PROPERTY DESCRIPTION: Farm consists of approximately 309.97 acres, and includes dry cropland with hardland pasture.

FARM SERVICE AGENCY INFO: Total Cropland - 145.93 acres
Government Base Acres - Wheat, 37.9 acres with PLC yield of 44 bu/acre
Corn, 55.8 acres with PLC yield of 131 bu/acre

SOILS: Cropland soils consists primarily of Class II & IV Hord, Holdrege, Coly and Uly silt loams, with slopes ranging from 0-11%, while the pasture soils consist primarily of Hobbs, Nuckolls, Uly, and Coly silt loams, with slopes of 0-30%.

LIVESTOCK WATER: Livestock water is provided by a pond and two dams.

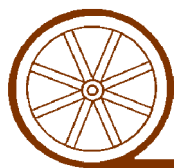
REAL ESTATE TAXES: Estimated 2016 Real Estate Tax - \$3,500.00

LIST PRICE: \$520,000.00 Cash **PRICE REDUCED!!!**

COMMENTS: This is a productive farm located in a strong farming community. There is currently 60 acres of growing wheat. Buyer shall receive Seller's 1/3 share.

CONTACT: Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com
Bryan Danburg, and Kent Richter, Sales Associates

Offered Exclusively By:



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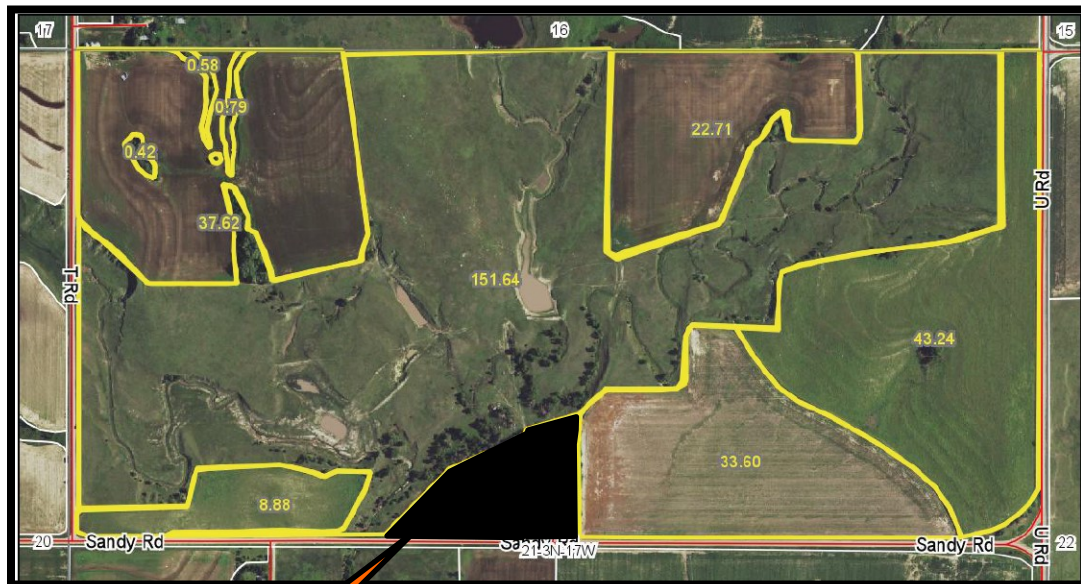
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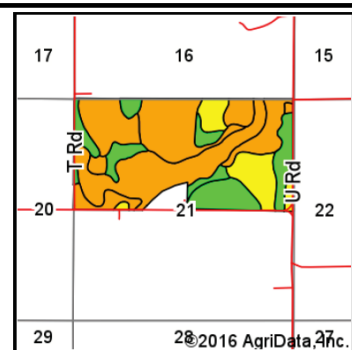
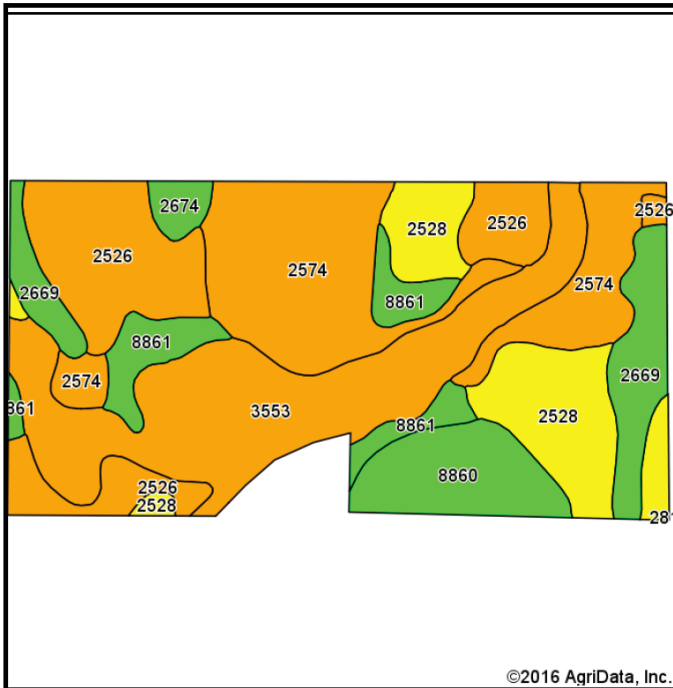
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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.





OUT



State: **Nebraska**
 County: **Harlan**
 Location: **21-3N-17W**
 Township: **Turkey Creek**
 Acres: **309.97**
 Date: **12/29/2016**

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Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE083, Soil Area Version: 15																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Pasture Irrigated	Sorghum grazed	Sorghum grazed Irrigated	Winter wheat
3553	Hobbs silt loam, frequently flooded	75.30	24.3%		Vlw		51										
2574	Nuckolls and Uly silt loams, 11 to 17 percent slopes	70.20	22.6%		Vle		54										
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	52.40	16.9%		Vle		34										
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	41.23	13.3%		IVe	IVe	57										
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	23.40	7.5%		Ile	Ile	71										
8860	Hord and Hall silt loams, 0 to 1 percent slopes	22.83	7.4%		Ilc	I	70	3	7	49	163	71	148	14	5	10	35



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