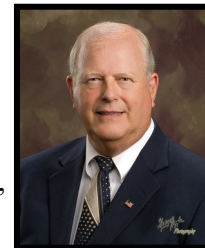


LAND FOR SALE

Cheyenne County Dryland ~Gurley, NE~



- Location:** 2 miles north of Gurley, Nebraska on Hwy 385 and 3 miles east on Cty. Rd. 50.
- Legal Description:** N1/2 Section 23-T16N-R49W of the 6th P.M., Cheyenne County, NE.
- Acres:** 324.07 tax assessed acres
- Taxes:** 2015 taxes payable in 2016 - \$2,998.94
- FSA Info:** 287.74 acres cropland and 40.32 acres grass. 112.4 ac. wheat base with 41 Bu PLC yield
- Soils:** Cropland is 87.8% Class II Duroc, Alliance, Keith, Kuma loams; 14.6% Class III Altvan and Alliance loams and Jayem fine sandy loam.
- Price:** ~~\$300,000~~ **Price Reduced** \$265,000
- Comments:** This is a good piece of farmland with good county access on the west and north sides of the property. It is immediately available at Closing.
- Contact:** **Mike Polk; Co-Listing Agent**
308-539-4446 or mike@agriaffiliates.com
Roger Luehrs; Co-Listing Agent
308-631-2506 or roger@agriaffiliates.com
John Childears, Jerry Weaver, Bruce Dodson, Chase Dodson,
Don Walker, Tony Eggleston



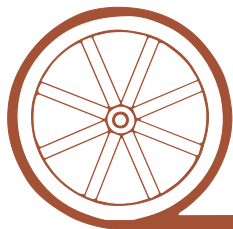
Mike Polk,
Co-Listing Agent



Roger Luehrs,
Co-Listing Agent

Agri Affiliates—Providing Farm, Ranch Real Estate Services

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...Providing Farm - Ranch Real Estate Services...

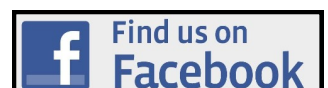
NORTH PLATTE OFFICE

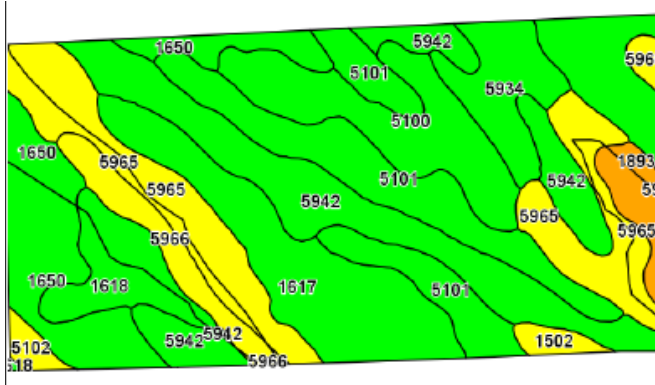
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

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.





Code	Soil Description	Acre	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
5942	Duroc loam, 0 to 1 percent slopes	70.19	22.1%		IIC
5965	Jayem fine sandy loam, 0 to 3 percent slopes	47.06	14.8%		IIIE
5101	Alliance loam, 1 to 3 percent slopes	44.63	14.0%		IIIE
1617	Keith loam, 0 to 1 percent slopes	37.86	11.9%		IIC
1650	Kuma loam, 0 to 1 percent slopes	33.35	10.5%		IIC
5100	Alliance loam, 0 to 1 percent slopes	28.97	9.1%		IIC
5934	Creighton very fine sandy loam, 1 to 3 percent slopes	15.87	5.0%		IIIE
1618	Keith loam, 1 to 3 percent slopes	15.42	4.8%		IIIE
5966	Jayem fine sandy loam, 3 to 6 percent slopes	11.28	3.5%		IVIE
1893	Valent loamy fine sand, 6 to 9 percent slopes	7.70	2.4%		VIIE
1502	Altvan loam, 1 to 3 percent slopes	2.99	0.9%		IIIE
5102	Alliance loam, 3 to 6 percent slopes	2.80	0.9%		IIIE

