

LAND FOR SALE

TOBABEN FARM



- LOCATION:** 8 1/2 miles south of Eustis on Middle Canyon East Road.
- LEGAL DESCRIPTION:** E1/2 Section 32-T7N-R24; NE1/4 Section 5-T6N-R24W; all of the 6th P.M., Frontier County, Nebraska.
- PROPERTY DESCRIPTION:** This good quality combination farm of 480 acres +/- offers approximately 184 acres of dry cropland and 284 acres of hard rangeland.
- LIVESTOCK WATER:** Water is provided by two electric submersible wells and one windmill.
- LEASE:** The farm is subject to a lease expiring February 1, 2017. Possession of cropland currently planted to wheat will be after harvest.
- REAL ESTATE TAXES:** 2015 Real Estate Tax - \$4,386.92
- LIST PRICE:** **\$785,000 CASH**
- COMMENTS:** Good quality cropland and rangeland combination with good county gravel road access. The rangeland consists of two pastures with good barbwire fencing and water availability.
- CONTACT:** **John Keeney, Listing Agent (308) 293-1713 jkeeney@agriaffiliates.com**
North Platte Office Sales Associates - Bruce Dodson, (308) 539-4455, Chase Dodson
Kearney Office Sales Associates - Bart Woodward, Bryan Danburg, Kent Richter

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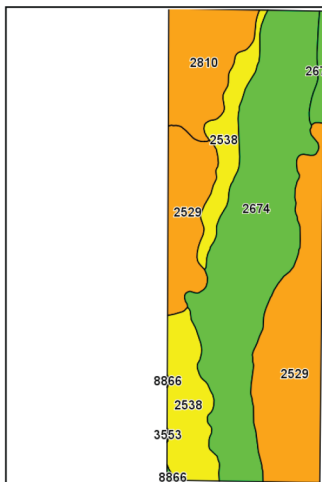
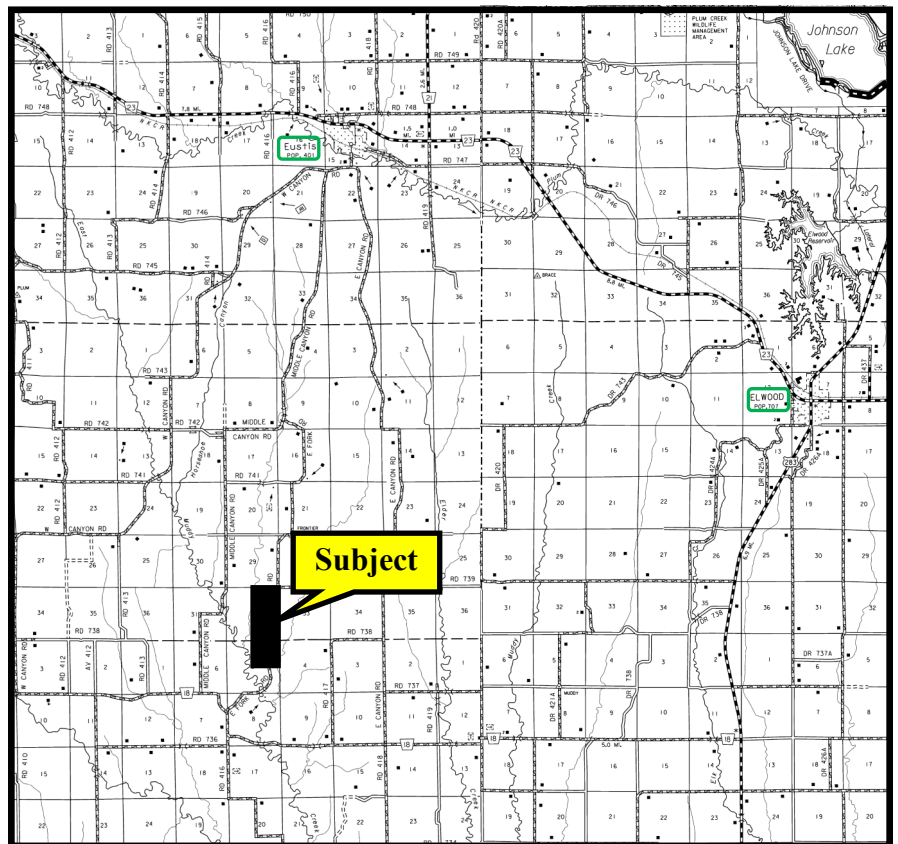
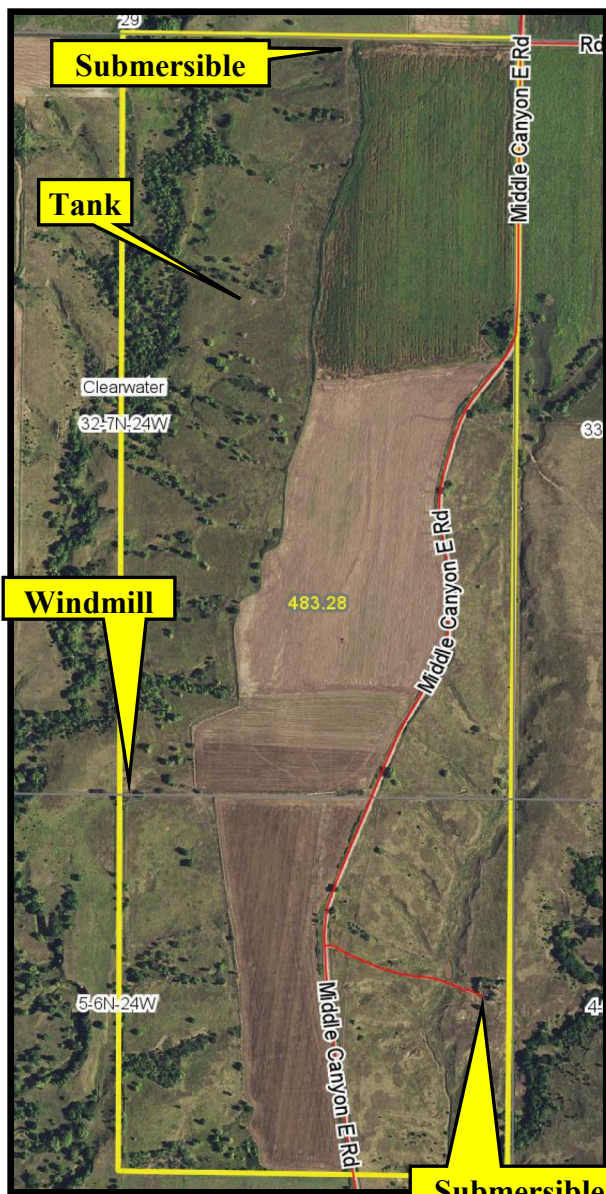
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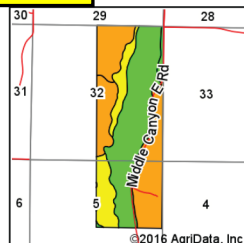
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided 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.





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State: Nebraska
County: Frontier
Location: 32-7N-24W
Township: Clearwater
Acres: 483.28
Date: 10/31/2016

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Maps Provided By:
surety
CUSTOMER ONLINE MAPS
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Area Symbol: NE063, Soil Area Version: 13

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Irr Class | SRPG | Alfalfa hay | Corn | Grain sorghum | Winter wheat |
|------------------|--|--------|------------------|----------------------|---------------|-----------|------|-------------|------|---------------|--------------|
| 2674 | Holdrege silt loam, 1 to 3 percent slopes, plains and breaks | 197.66 | 40.9% | | Ile | Ile | | | | | |
| 2529 | Coly and Uly silt loams, 11 to 30 percent slopes | 150.60 | 31.2% | | Vle | | 34 | | | | |
| 2538 | Coly silt loam, 6 to 11 percent slopes, eroded | 74.03 | 15.3% | | Ive | Ive | 51 | 1 | 20 | 24 | 20 |
| 2810 | Uly and Coly silt loams, 11 to 30 percent slopes | 53.97 | 11.2% | | Ilc | Ilc | 46 | | | | |
| 2673 | Holdrege silt loam, 0 to 1 percent slopes, plains and breaks | 6.27 | 1.3% | | Ilc | Ilc | | | | | |
| 8866 | Hord silt loam, 0 to 1 percent slopes, warm | 0.68 | 0.1% | | Ilc | Iw | | | | | |
| 3553 | Hobbs silt loam, frequently flooded | 0.07 | 0.0% | | Vlw | | 49 | | | | |
| Weighted Average | | | | | | | 23.6 | 0.2 | 3.1 | 3.7 | 3.1 |

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