

LAND FOR SALE

Deuel County Dryland



Location: 6 miles east of Chappell, Nebraska at the junction of Hwy 30 and Hwy 27.

Legal Description: NE1/4 Section 22-T13N-R44W of the 6th P.M., Deuel County, NE.

Acres & Taxes: 159.10 tax assessed acres; 2015 taxes payable in 2016 - \$1,995.68

Land Use: 158 acres dryland cropland

FSA Info: 157.96 cropland acres; 39.5 Ac wheat base at 46 Bu yield, 72.95 Ac corn base at 121 Bu yield and 24.14 Ac sunflower base at 581 lbs.

Soils: 88.4% Class II & III, 11.5% Class IV dryland

Price: \$224,000

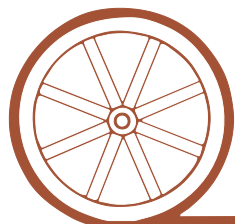
Comments: Currently planted to sunflowers. Immediate possession after harvest of sunflowers.

Contact: Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
John Childears, Roger Luehrs, Bruce Dodson, Don Walker,
Chase Dodson, Tony Eggleston, Jerry Weaver



Mike Polk,
Listing Agent

Offered Exclusively By:



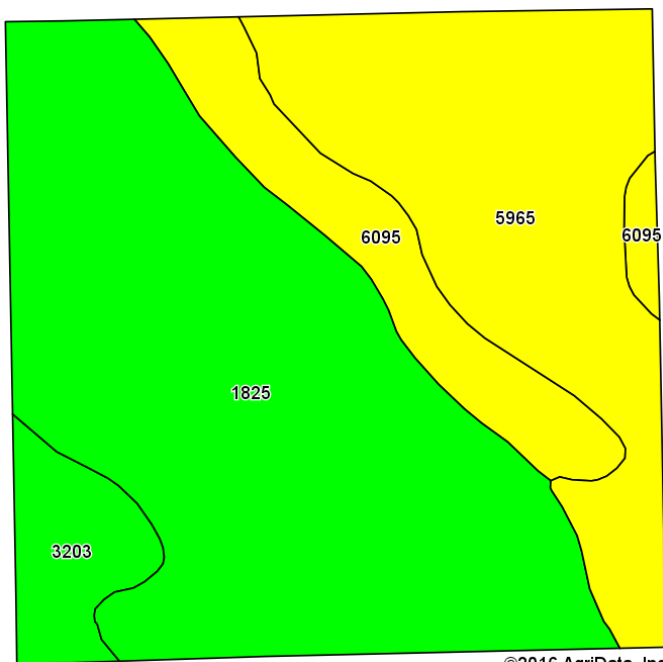
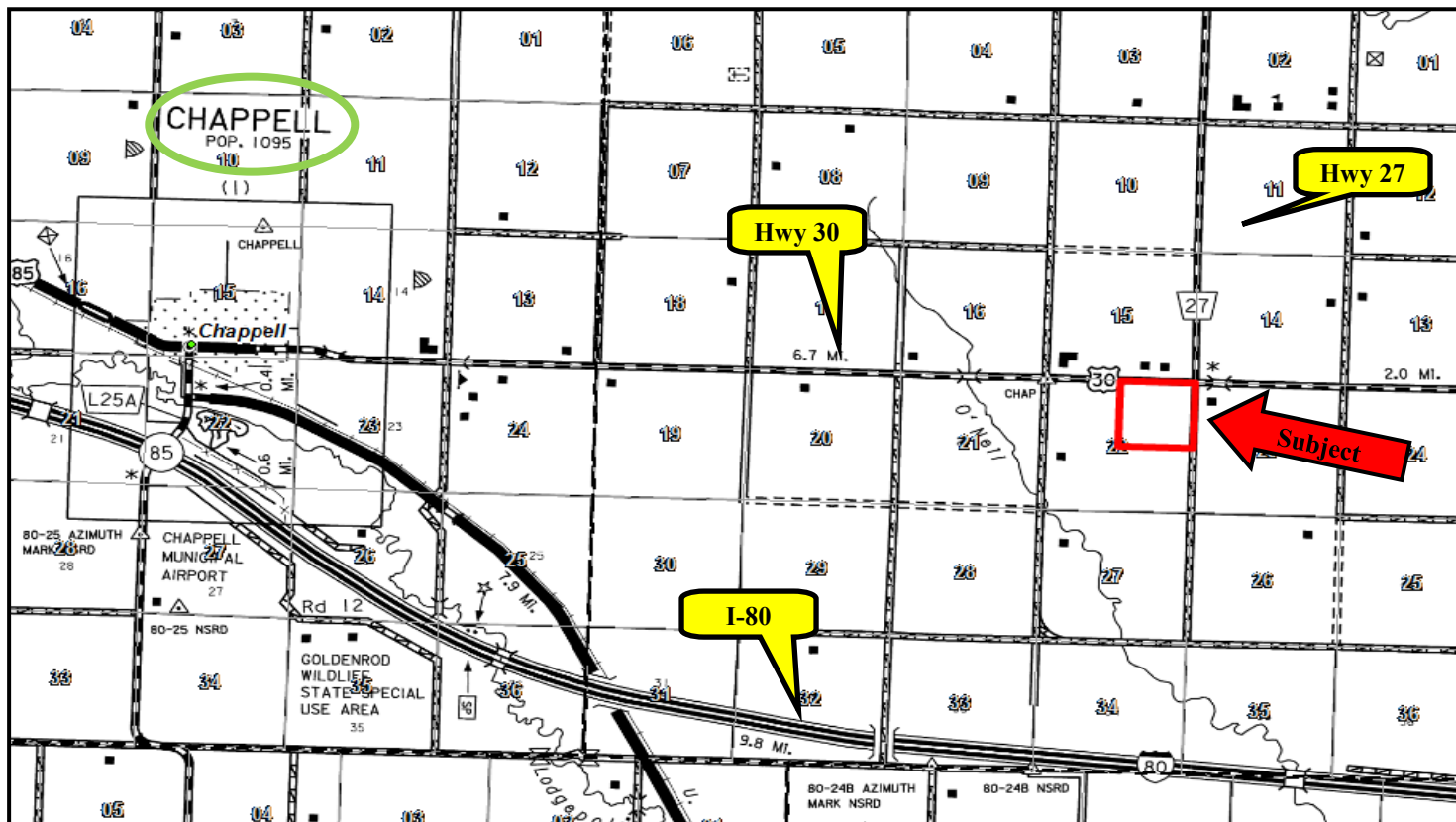
AGRI AFFILIATES, INC.

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

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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.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	85.06	53.8%		Ile
5965	Jayem fine sandy loam, 0 to 3 percent slopes	45.68	28.9%		IIIe
6095	Sarben loamy fine sand, 3 to 6 percent slopes	18.19	11.5%		IVe
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	9.03	5.7%		IIc