

LAND FOR SALE



Sutherland Pivots

- Location:** From Sutherland, Nebraska's I-80 exit, the property is 3 miles south on Hwy 25 and 3.5 miles west on West Walker Road.
- Legal Description:** N1/2 Section 17-T13N-R34W of the 6th PM, Lincoln County, Nebraska.
- Acres:** 320 tax assessed acres
- Taxes:** Net 2014 Real Estate Tax - \$12,815.32 plus Occupation Tax
- Land Use:** 269.8 acres pivot irrigated, 45 acres non-irrigated corners
- FSA Info:** Corn base 185.4 acres at 163 Bu; Soybeans base 86.2 acres at 47 Bu; Wheat base 24.4 acres at 57 Bu.
- Water:** NE Well Registration #'s G-073525 and G-057337. 268.89 Certified Irrigated Acres in the Twin Platte NRD. Two older Valley pivot systems with electric well motors.
- Soils:** Combination of Anselmo-Holdrege, Holdrege, Hord and Hersh soils, Class II, III and IV.
- Price:** **\$1,800,000**
- Comments:** Excellent pivot irrigated land.
- Contact:** **Loren Johnson; Listing Agent 308-539-4452 or loren@agriaffiliates.com**
Jerry Weaver, Mike Polk, Chase Dodson, Don Walker,
Tony Eggleston, Bruce Dodson

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Loren Johnson,
Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

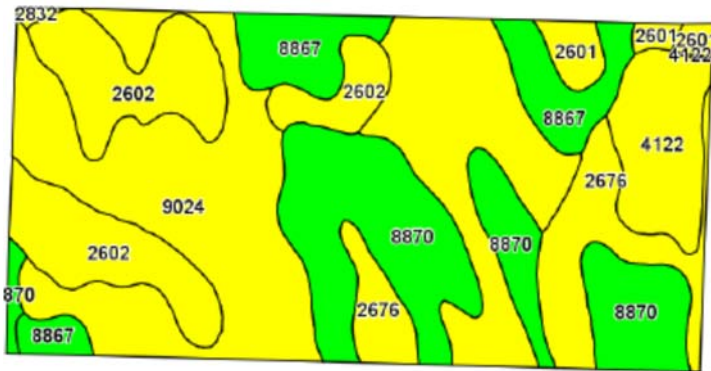
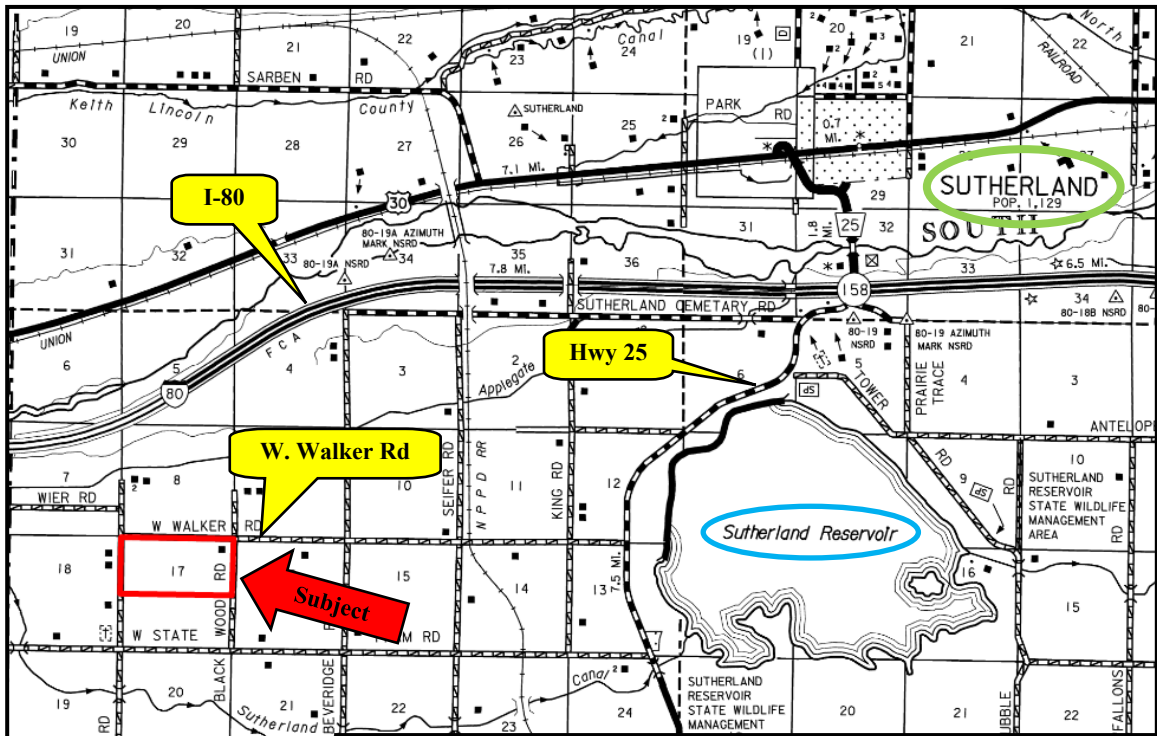
www.agriaffiliates.com

(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 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	Irr Class *c
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	116.05	36.7%		IIIe	IIIe
8870	Hord silt loam, 1 to 3 percent slopes	63.64	20.1%		Ile	Ile
2602	Hersh soils, 6 to 11 percent slopes	51.17	16.2%		IVe	IVe
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	28.93	9.2%		IIIe	IIIe
8867	Hord fine sandy loam, 1 to 3 percent slopes	27.10	8.6%		Ile	Ile
4122	Holdrege and Uly silt loams, 7 to 11 percent slopes	20.97	6.6%		IVe	IVe
2601	Hersh soils, 3 to 6 percent slopes	7.53	2.4%		IIIe	IIIe
2832	Uly-Coly silt loams, 6 to 11 percent slopes	0.75	0.2%		IVe	IVe



AGRI AFFILIATES, INC.

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