

LAND FOR SALE

Logan County Pivot Development



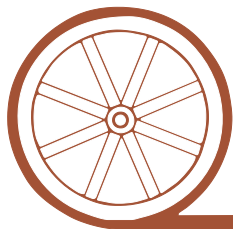
- Location:** From Stapleton, Nebraska the property is 7 1/2 miles west on Hwy 92, 1/4 mile south, 1 mile west and 1/2 mile south.
- Legal Description:** Part of the N1/2NE1/4 Section 8-T17N-R29W of the 6th P.M., Logan County, Nebraska.
- Acres:** 77.65 tax assessed acres
- Taxes:** 2014 taxes payable in 2015 - \$1,007.62
- Land Use:** Property consists of approximately 65 acres irrigable cropland, with remainder in established tree shelterbelts.
- Water rights:** Well registration G-034514 drilled in 1971, with 64.96 certified irrigated acres.
- FSA Info:** Corn Base 46.8 Ac at 105 Bu/Ac; Wheat Base 15.7 Ac at 28 Bu/Ac; Corn & wheat base enrolled in ARC-CO.
- Soils:** Cropland soils are 61% Valentine fine sandy loams and 39% Munjor fine sandy loams.
- Price:** **\$275,000**
- Comments:** Nearly level cropland with cased well and certified acres ready for buyer to install irrigation equipment.
- Contact:** **Jerry Weaver; Listing Agent 308-539-4456 or jerry@agriaffiliates.com**
Mike Polk, Tony Eggleston, Chase Dodson, Don Walker, Bruce Dodson



Jerry Weaver,
Listing Agent

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Offered Exclusively By:

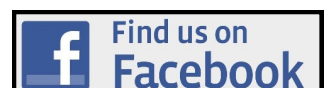


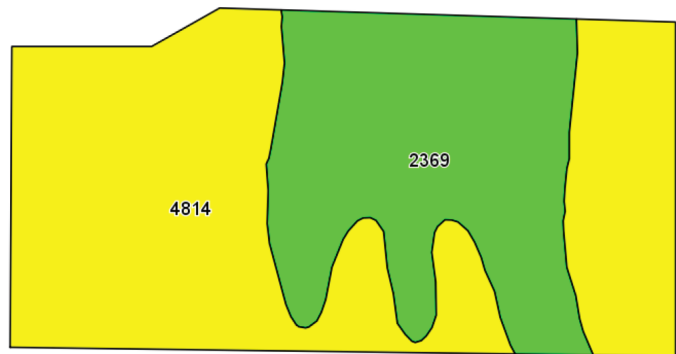
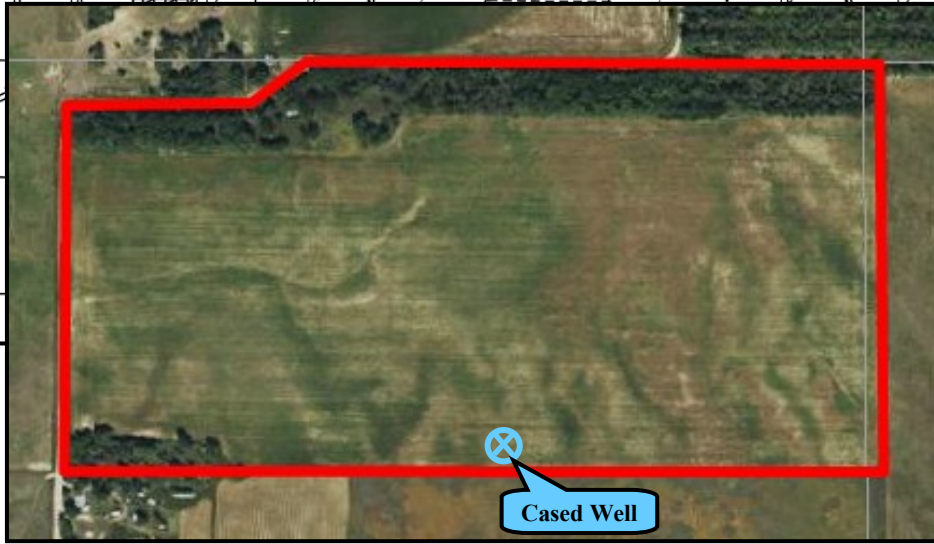
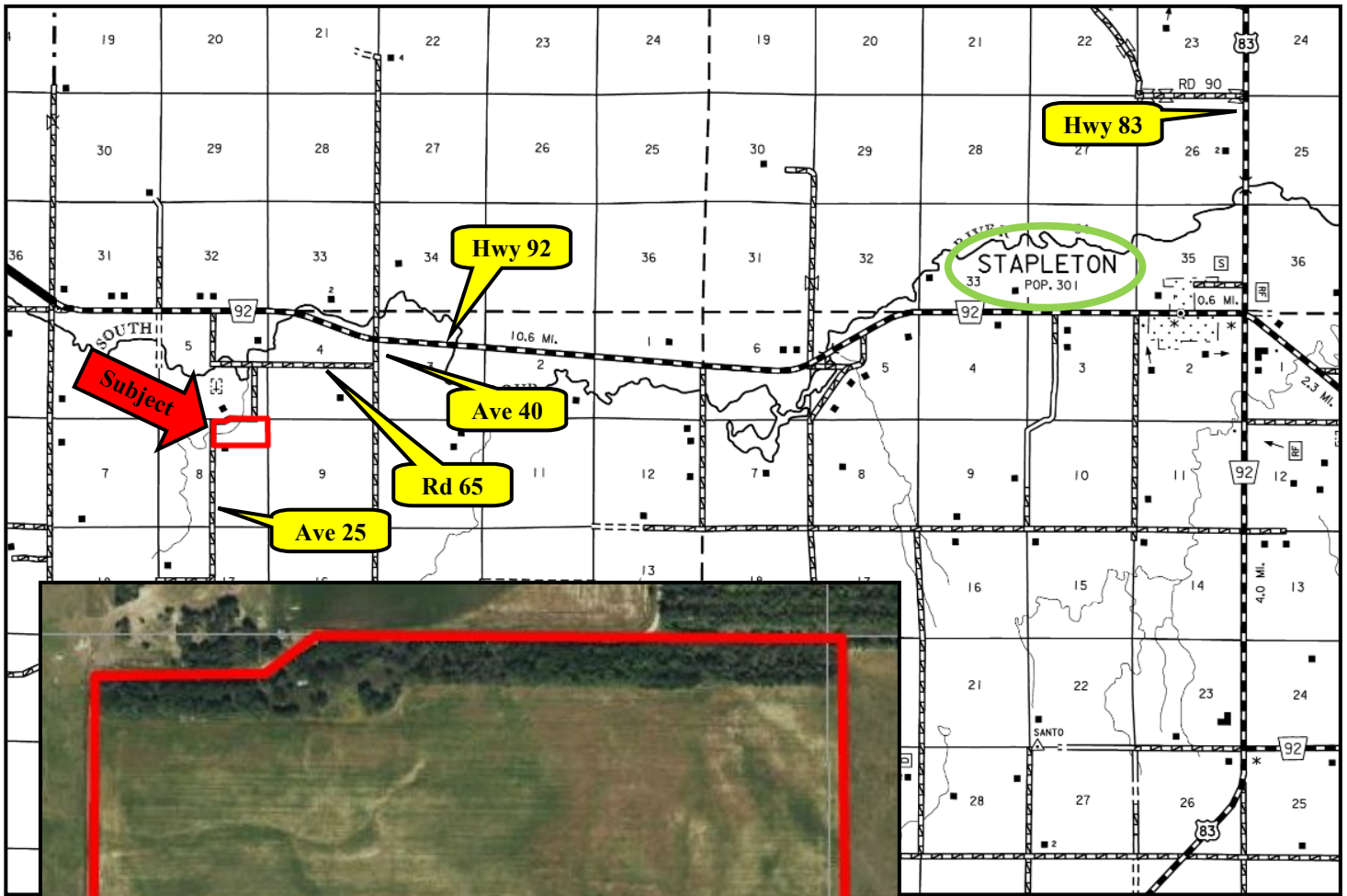
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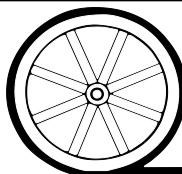
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
4814	Valentine loamy fine sand, 0 to 3 percent slopes	48.65	62.0%		Ive	Ive
2369	Munjor fine sandy loam, 0 to 2 percent slopes	29.85	38.0%		Ile	Ile

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