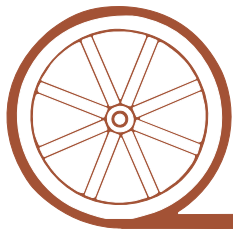


LAND FOR SALE



Hwy 27 Deuel County Dryland

- Location:** From Chappell, Nebraska, the property is located east on Hwy 30 to the Hwy 30 & Hwy 27 junction, then 4 miles north on Hwy 27 and then 1/2 mile east on Rd 22.
- Legal Description:** E1/2 Section 35-T14N-R44W of the 6th P.M., Deuel County, Nebraska.
- Acres:** 320 tax assessed acres
- Taxes:** 2012 taxes payable in 2013 - \$1,960.38
- Land Use:** All in non-irrigated cropland; presently west half is planted to winter wheat and east half is in millet stubble.
- FSA Info:** 304.4 acres cropland: 152.3 Ac Wheat Base at 38 Bu Yield, 37.6 Ac Barley Base at 41 Bu Yield, 2.5 Ac Grain Sorghum Base at 36 Bu Yield.
- Price:** \$360,000
- Comments:** Good access with graveled County Road 22 on north and County Road 181 on east side of property. Buyer to receive Landlord's 1/3 share of growing wheat and full possession of millet stubble.
- Contact:** Mike Polk; Listing Agent - 308-539-4446 or mike@agriaffiliates.com
Greg Polk, Loren Johnson, Roger Luehrs, Chase Dodson, Jerry Weaver, Bruce Dodson



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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.

