LAND FOR SALE



Location: From Chappell, Nebraska, the property is located east on Hwy 30 to the Hwy 30 & Hwy 27 junc-

tion, 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



Offered Exclusively By:

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NORTH PLATTE OFFICE

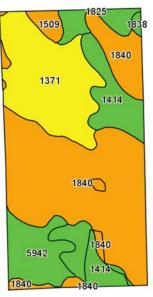
P.O. Box 1166 I-80 & US Hwy 83 North Platte, NE 69103 www.agriaffiliates.com

(308) 534-9240

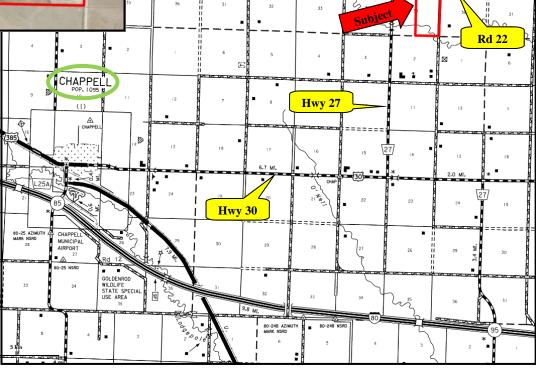
Fax (308) 534-9244

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.





Code	Soil Description	Acres		Non-Irr Class Legend	Non-Irr Class	Irr Class
1840	Sidney-Canyon loams, 3 to 9 percent slopes	148.1	47.0%		Vs	IVe
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	72.9	23.1%		IVw	lle
1414	Glenberg fine sandy loam, rarely flooded	44.6	14.1%		Ille	lle
5942	Duroc loam, 0 to 1 percent slopes	28.4	9.0%		llc	
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	12.2	3.9%		lle	lls
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	7.6	2.4%		Ve	IVe
1838	Sidney loam, 3 to 6 percent slopes	1.5	0.5%		Ille	Ille



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