

LAND FOR SALE

Branting Property

Location:

3 miles south of Hershey, Nebraska I-80 Interchange and 1/2 mile east on West State Farm Road to the southwest corner of the property.

Legal Description:

Part W1/2 Section 15 and Part E1/2 Section 16 lying south of NPPD Canal, T13N-R32W of the 6th P.M., Lincoln County, NE.



Acres:

Section 15 - 189.6 acres;
Section 16 - 156.29 acres: Total - 345.89 acres

Taxes:

Section 15 - \$881.84; Section 16 - \$1,130.06: Total - \$2,011.90

Land Use:

102.14 acres non-irrigated cropland & 247.42 acres Sandhills pasture

Soils:

A mix of Hersh and Anselmo-Holdrege fine sandy loam with slopes of 3% to 30%, mostly Class III and up to Class VI on the 30% slopes.

FSA:

Base: Wheat 33.5 acres at 37 Bu; Corn 34.4 acres at 53 Bu.

Stock Water:

Provided by a newer submersible well located in the southeast corner of the pasture and small dams and seepage from the canal. A single phase power line is on the south boundary along West State Farm Road.

Access:

From West State Farm Road on the South. There is also a bridge to the North side of the pasture across the NPPD canal from the private NPPD canal road.

Price:

\$373,000

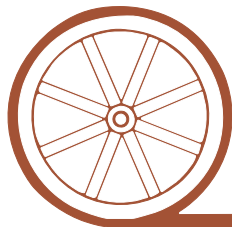
Comments:

Excellent access, good fence on pasture, in Hershey School District. Great place for your new home.

Contact:

Loren Johnson, Listing Agent - 308-539-4452 or loren@agriaffiliates.com
Mike Polk, Jerry Weaver, Bruce Dodson

Offered Exclusively By:



AGRI AFFILIATES, INC.

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NORTH PLATTE OFFICE

P.O. Box 1166

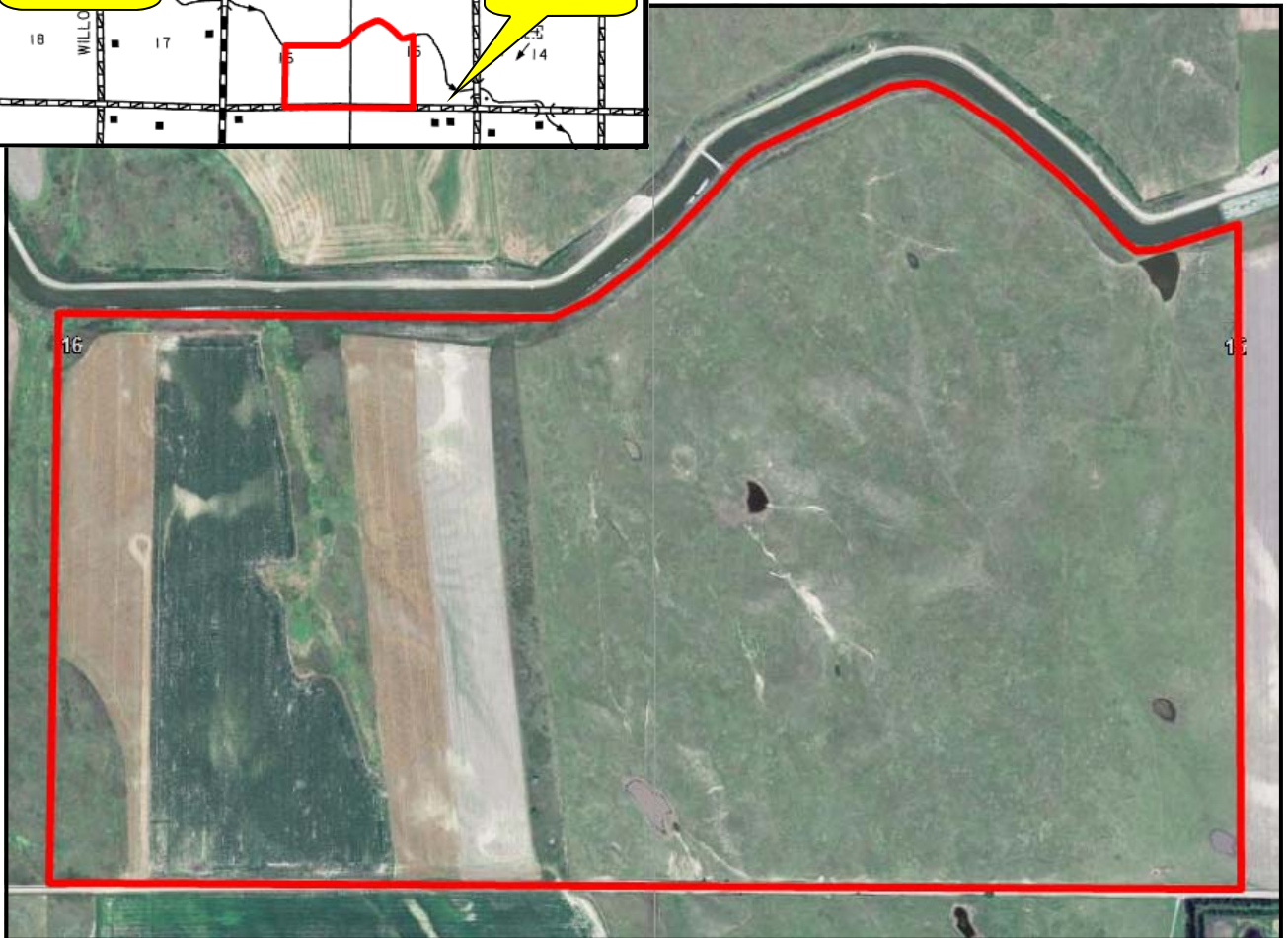
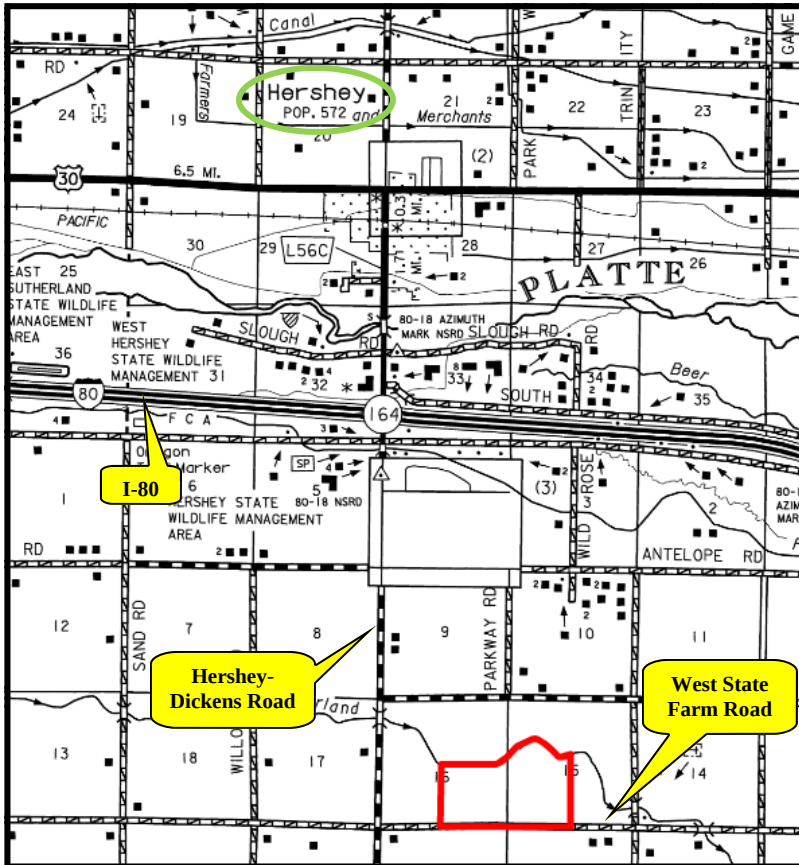
I-80 & US Hwy 83

North Platte, NE 69103

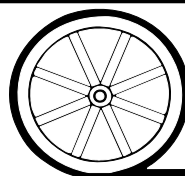
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