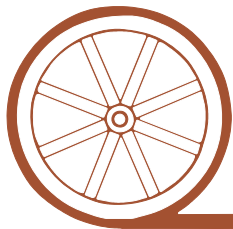


LAND FOR SALE

Scotts Bluff County Irrigated Farm



- Location:** 6 miles northeast of Scottsbluff, Nebraska, or 4 miles west of Lake Minatare.
- Legal Description:** E1/2NW1/4 Section 28 - T23N - R54W of the 6th P.M., Scotts Bluff County, Nebraska.
- Acres:** 78 Tax Assessed Acres.
- Taxes:** \$1,562.54 for 2010.
- Land Use:** 71.4 acres of irrigated cropland.
- FSA Info:** Corn base - 32.8 acres at 120 bushels direct yield. Oats base - 1.1 acres at 49 bushels direct yield.
- Water:** 73 acres of surface water rights with Pathfinder Irrigation District. The 2011 water assessment is \$1,898 or \$26/acre.
- Soils:** 65.8% Class I Mitchell silt loam, 26.4% Class II Otero-Bayard fine sandy loams & Mitchell silt loam.
- Price:** **\$200,000**
- Comments:** Excellent soils, water rights and location - 1 mile from paved road.
- Contact:** **Jerry Sloan - Listing Agent - 308-631-5520 - jsloan@agriaffiliates.com**
Roger Luehrs, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain.



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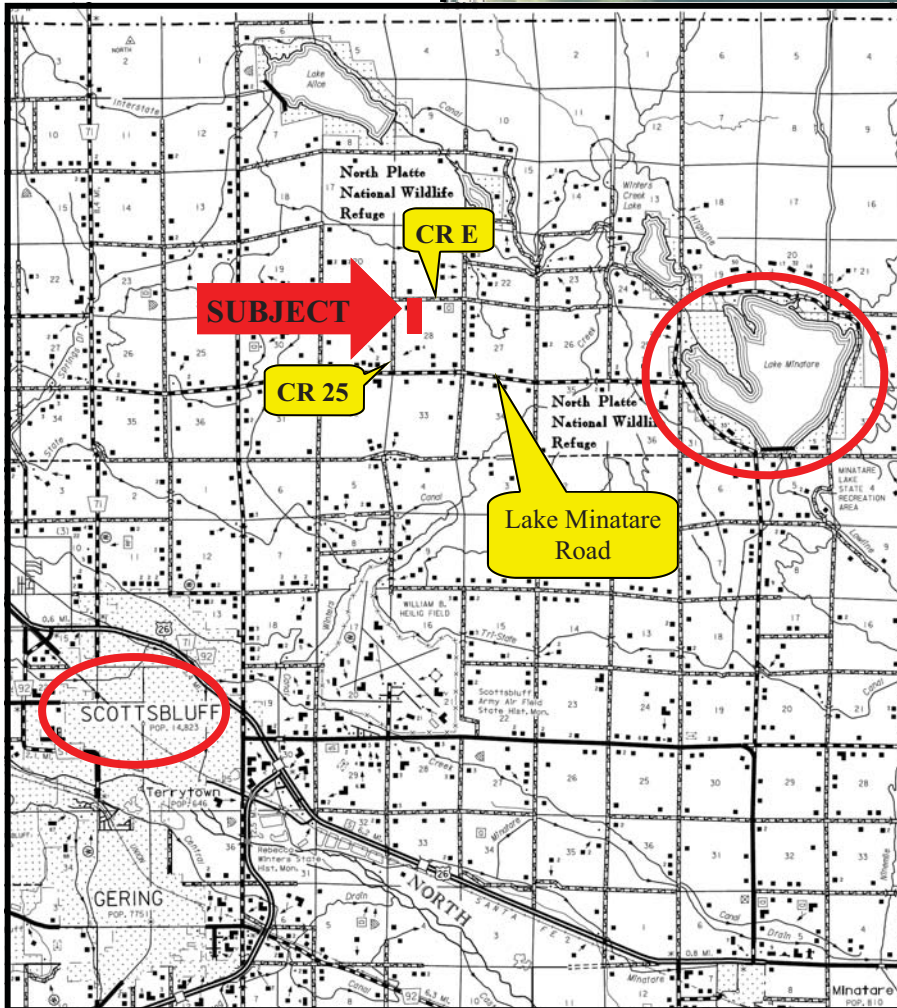
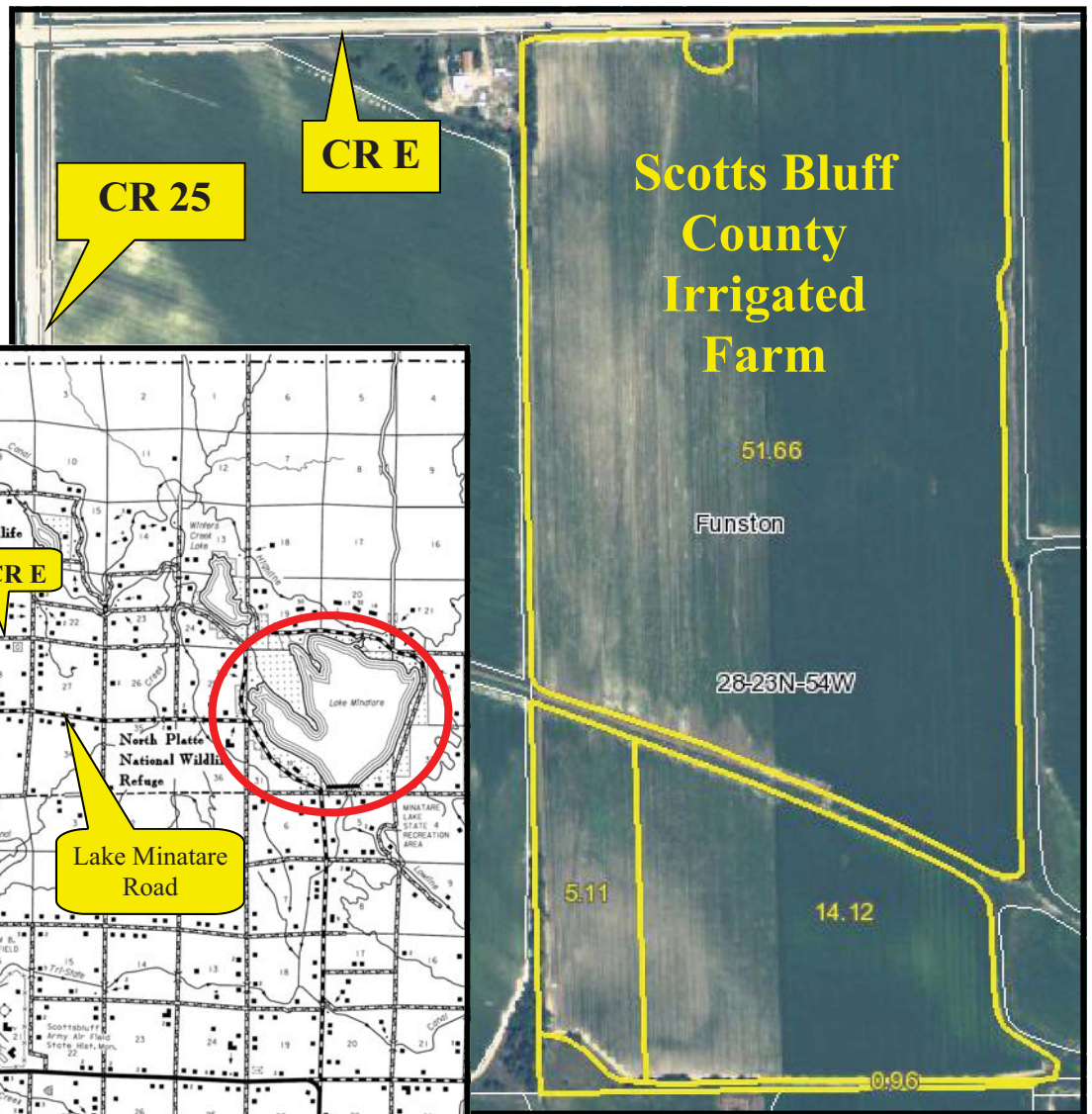
(308) 633-5505

Fax (308) 633-5507

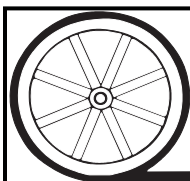
NORTH PLATTE OFFICE

(308) 534-9240

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	SRPG	Pasture	Winter wheat
5834	Mitchell silt loam, 0 to 1 percent slopes	47.3	65.8%		IIIc	I	48	1.5	44
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	11.4	15.8%		IIle	Ile	41	0.9	27
5835	Mitchell silt loam, 1 to 3 percent slopes	7.6	10.6%		IIle	Ile	47	1.4	39
5833	Mitchell fine sandy loam, 6 to 9 percent slopes	5.2	7.2%		IVe	IVe	42	0.8	24
5837	Mitchell silt loam, 3 to 6 percent slopes	0.4	0.6%		IIle	IIIe	46	1.2	35
Weighted Average							46.3	1.3	39.3



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