

LAND FOR SALE

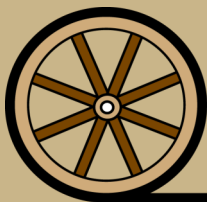
Johnson Deuel Quarter ~ Big Springs, NE ~



- Location:** 1-1/2 mile north of Big Springs, NE to Hwy 30, 3 miles west on Hwy 30 & 1/2 mile south on County Road 201.
- Legal Desc.** SE1/4 Section 21-T13N-R42W of the 6th P.M. in Deuel County, Nebraska
- Acres & Taxes:** 161.89 Tax Assessed Acres—2018 taxes payable in 2019 \$1,804.42
- Land Use:** Entirely dryland cropland—presently 1/2 growing winter wheat & 1/2 wheat stubble.
- Soils:** 98.3% Class II Satanta-Richfield & Altvan Loams 0-3% slopes.
- FSA Info:** 159.45 acres cropland; 84.9 Ac. Wheatbase; 37 Bu. PLC yield.
- Price:** \$168,000.00
- Comments:** This is an excellent piece of dryland farm ground with excellent access 1/2 mile off US Hwy. 30 on a good county road bordering the property on the east and south sides.
- Contact:** **Mike Polk; Listing Agent**
308-539-4446 or mike@agriaffiliates.com
John Childears, Don Walker, Roger Leuhrs, Tony Eggleston,
Bruce Dodson, Chase Dodson, Brian Reynolds



Mike Polk,
Listing Agent

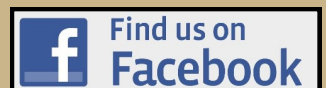


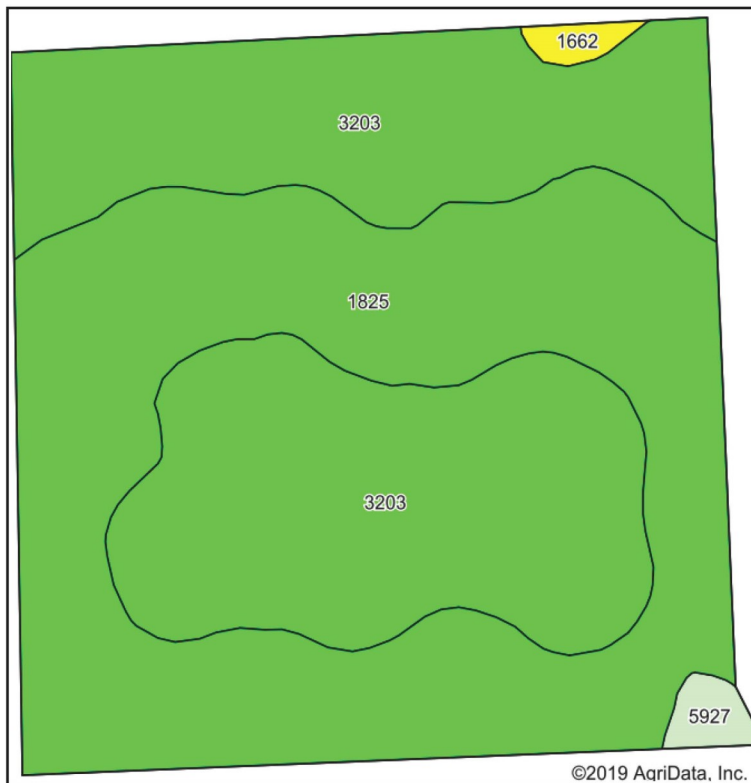
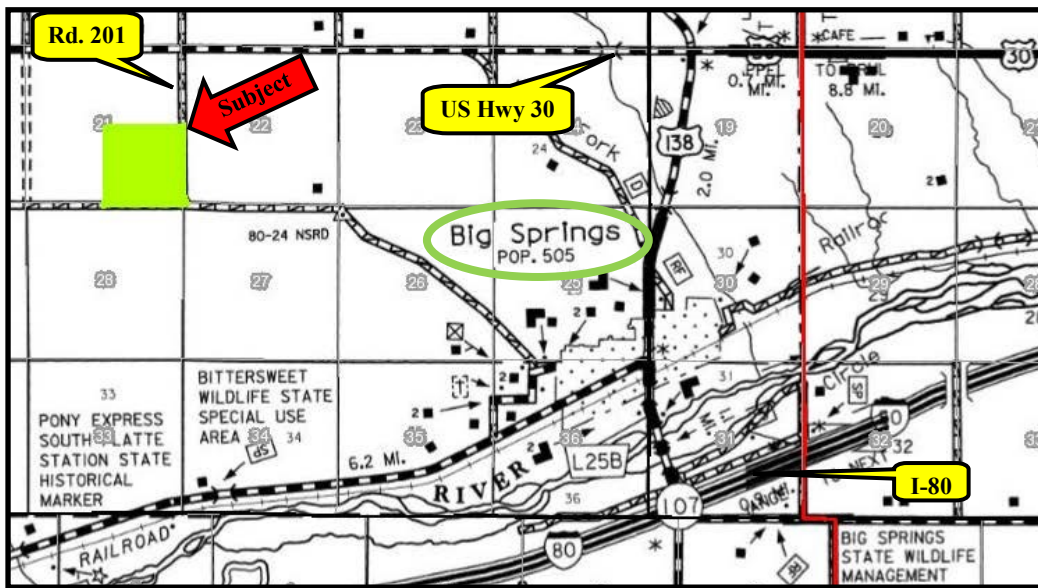
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Providing Farm - Ranch Real Estate Services

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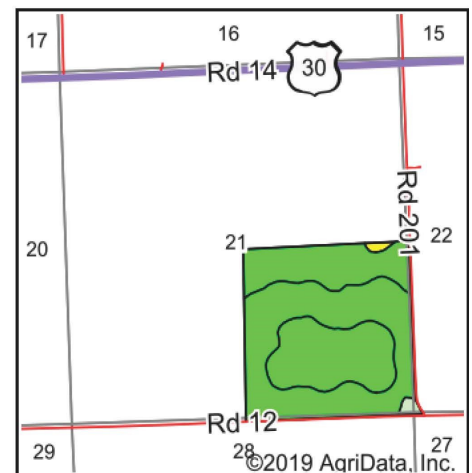
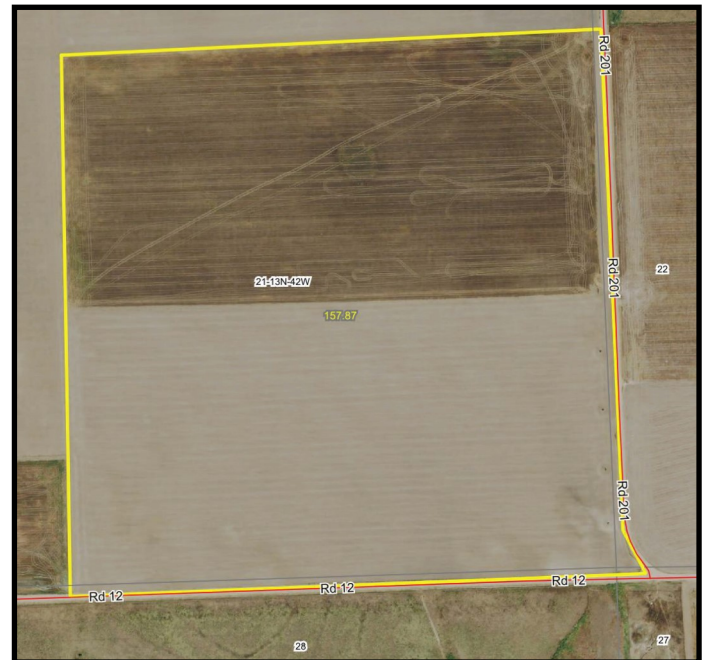
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Soils data provided by USDA and NRCS.

Area Symbol: NE049, Soil Area Version: 17									
Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Winter wheat fallow
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	77.87	49.3%		Ile	Ile	1706	58	36
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	77.26	48.9%		Ilc	Is	1700	61	38
5927	Blueridge-Altvan complex, 6 to 30 percent slopes	1.63	1.0%		Vis		1435	28	
1662	Lodgepole silt loam, occasionally ponded	1.11	0.7%		Illw	IVw	2025	7	33
Weighted Average							1702.5	58.8	36.6



State: **Nebraska**
 County: **Deuel**
 Location: **21-13N-42W**
 Township: **Big Springs**

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