

LAND FOR SALE

ELM CREEK COMBO

OFFERED IN 2 PARCELS - 1,385 TOTAL ACRES
GRASS - DRY CROPLAND - CRP - RECREATION

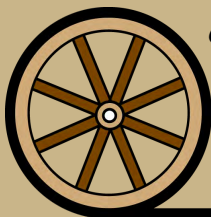
PRICE REDUCED!

Parcel 1 - NOW UNDER CONTRACT!

HITCHCOCK COUNTY, NEBRASKA



Brian Reynolds
Listing Agent
308.380.5734



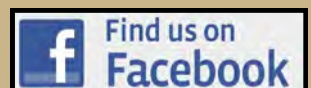
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AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

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PARCEL 1



LOCATION: 13-1/2 miles south of Culbertson, Nebraska on Hwy. 17 to the eastern boundary.

LEGAL DESCRIPTION: W1/2/SE1/4-W1/2/NW1/4-SE1/4/NW1/4-SW1/4/NE1/4-SW1/4 SEC 22-T1N-R31W; E1/2/E1/2-NW1/4/NE1/4-NE1/4/NW1/4 SEC 22-T1N-R31W; W1/2/W1/2-PT E1/2/W1/2 SEC 23-T1N-R31W; S1/2/SE1/4-SW1/4 SEC 15-T1N-R31W all west of the 6th P.M., Hitchcock County, Nebraska

TAXES & ACRES: 1,069 taxed acres - 2020 taxes \$9,706

PRICE: **UNDER CONTRACT**

LAND USE: 223 ac. dry cropland; 803.68 pasture/grass

CRP: 35.5 ac. CRP @ \$40/ac. totaling \$1,420.00 annual payment. Contract #596B exp. 2025; Additional 28.62 acres enrolled in 2021, has not yet been accepted.

FSA INFO: 265.62 Cropland acres. Base Acre Info: 104.63 Corn Acres with PLC Yield of 108 bu.; 45.01 Wheat Acres with PLC Yield of 46 bu.; 16.37 Grain Sorghum Acres with PLC Yield of 50 bu. & 7.0 Soybean Acres with PLC Yield of 42 bu.

SOILS: Sulco, Ulysses-Sulco and Keith silt loams make up 99% of the soils

POSSESSION: Dryland is planted to wheat and is available for immediate possession.

COMMENTS: This is a very unique and diversified property, highlighted with live water that includes multiple spring locations in the pasture that have never dried up and run continuously throughout the year. An outdoorsman's paradise, the property boasts trophy mule and whitetail deer as well as numerous turkeys. Upland hunting on the property will be enhanced with additional CRP. Excellent access off Hwy. 17 along the eastern boundary.



PARCEL 2



LOCATION: 14 miles south of Culbertson, Nebraska on Hwy. 17 to Rd. 704, then west 2 miles to Driftwood. Travel south on Driftwood for 1/2 mile to northern boundary.

LEGAL DESCRIPTION: S1/2 SEC 28-T1N-R31W of the 6th P.M., Hitchcock County, Nebraska

TAXES & ACRES: 316 taxed acres - 2020 taxes \$3,547.00

PRICE: ~~\$405,000~~ **Price Reduced! - \$375,000**

LAND USE: 210 ac. dry cropland; 102 pasture/grass

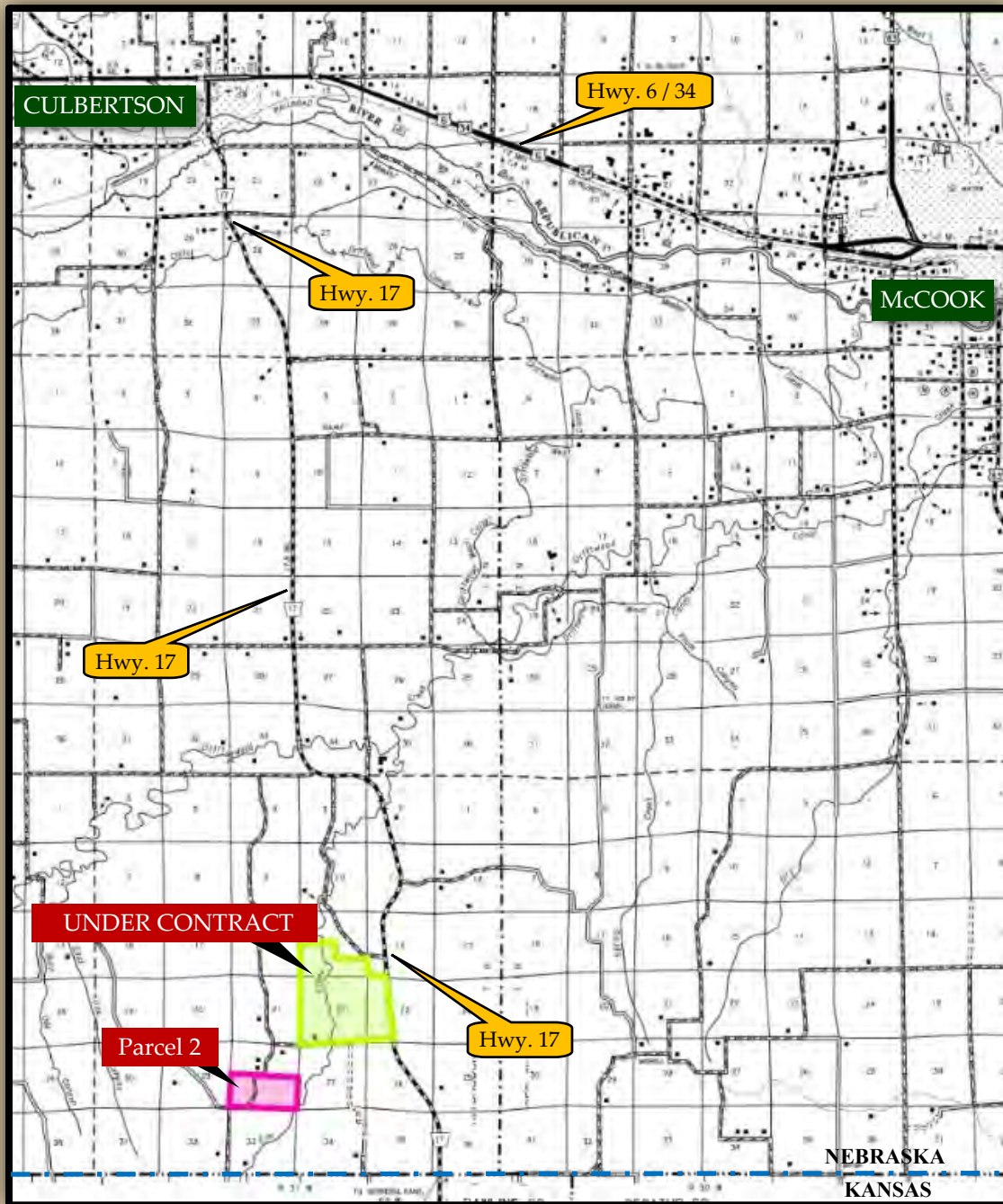
FSA INFO: 210.41 Cropland acres. Base Acre Info: 97.37 Corn Acres with PLC Yield of 108 bu.; 41.87 Wheat Acres with PLC Yield of 46 bu.; 15.25 Grain Sorghum Acres with PLC Yield of 50 bu. & 6.5 Soybean Acres with PLC Yield of 42 bu.

SOILS: Sulco, Ulysses-Sulco and Keith silt loams make up 100% of the soils

POSSESSION: Dryland is planted to wheat and is available for immediate possession.

COMMENTS: This parcel has excellent county road access.

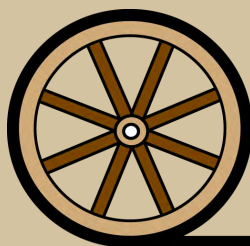




FOR MORE INFORMATION CONTACT:

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“Big Enough to Serve You; Small Enough to Know You!”