

LAND FOR SALE

BIG SPRINGS ACREAGE

PRICE REDUCED!

55 Acres Dry Cropland in Keith County, Nebraska

LOCATION: From Big Springs, Nebraska, south on NE-25B to Road 8/Road West 40, east 1-1/2 mile to Road West P S, and then north 1/4 mile to southeast corner of property.

LEGAL DESCRIPTION: NE1/4 lying south of I-80 in Section 32-T13N-R41W of the 6th P.M., Keith County, Nebraska

TAXES & ACRES: 55.50 taxed acres - 2021 taxes payable in 2022: \$577.08

PRICE: ~~\$150,000.00~~ **NOW REDUCED! \$137,500.00**

LAND USE: Dry cropland and the remaining portion is in winter range

POSSESSION: Available for immediate possession.

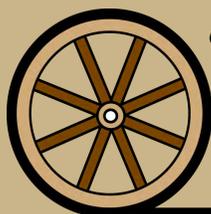
COMMENTS: This property borders the south side of I-80, with good county road access on the east boundary and within close proximity to Big Springs.

CONTACT: Brian Reynolds, Listing Agent - 308.380.5734
breynolds@agriaffiliates.com

Mike Polk, Bruce Dodson, Chase Dodson, Don Walker, Brad Atkins



Brian Reynolds
Listing Agent
308.380.5734



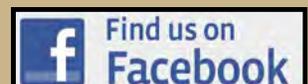
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Providing Farm - Ranch Real Estate Services

McCOOK OFFICE
705 N. Hwy 83
McCook, NE 69001
www.agriaffiliates.com

(308) 345-7200

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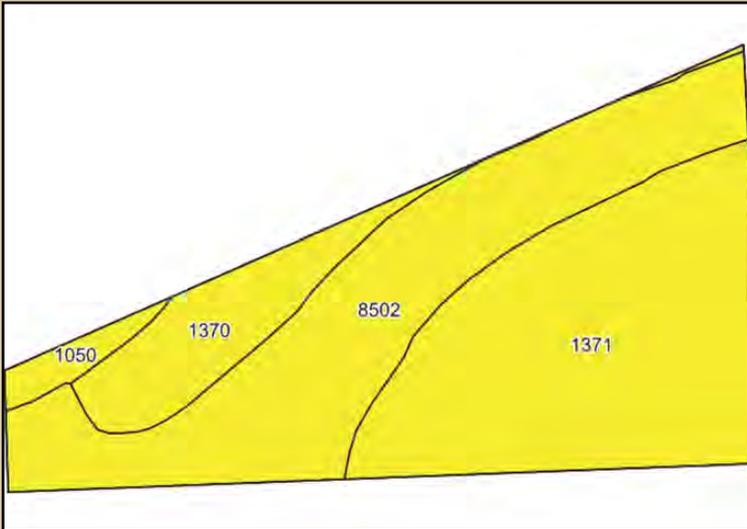


FSA INFO:

50.11 Cropland acres. Base Acre Info: 36.80 Corn Acres with PLC Yield of 158 bu/ac

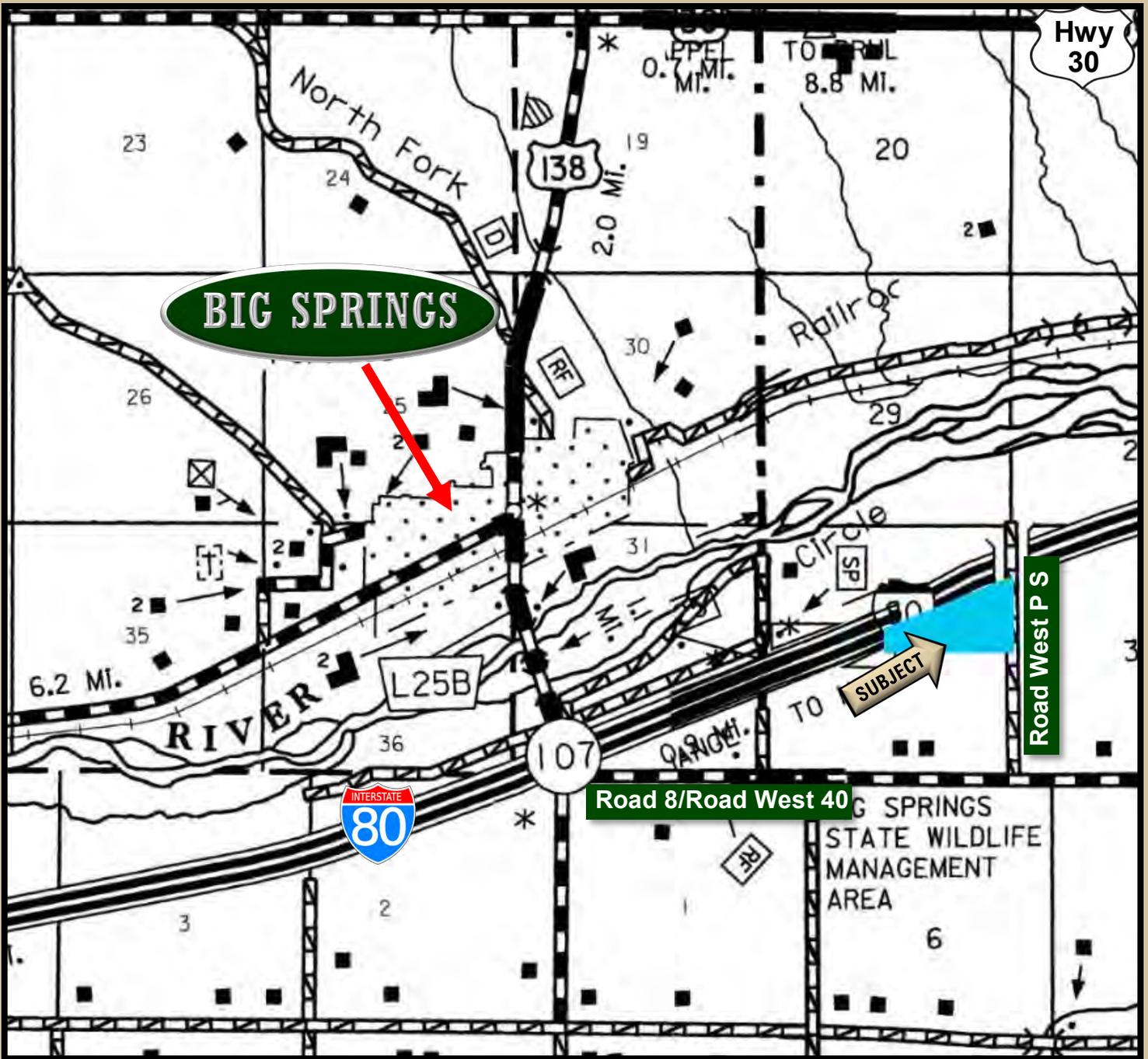
SOILS:

Chappell-Alice-Broadwater complex, Lex loam and Chappell fine sandy loam make up 98% of the soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated Bu
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	25.61	45.4%		IIIe	Ile	2252	36	112
8502	Lex loam, rarely flooded	22.45	39.8%		IIIw	IIIw	3920	35	129
1370	Chappell fine sandy loam, 0 to 3 percent slopes	6.86	12.2%		IIIe	IIIe	1800	38	130
1050	Lexworth loam, very rarely flooded	1.47	2.6%		IIIw	IIIw	3525	28	119
Weighted Average					3.00	2.55	2894.3	35.6	121.1

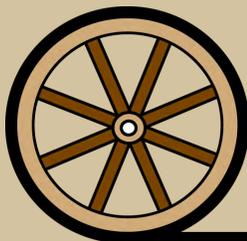
“Big Enough to Serve You; Small Enough to Know You!”



FOR MORE INFORMATION CONTACT:

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P.O. Box 1166 | North Platte, NE 69103 | 308-534-9240

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