

LAND FOR SALE

Sunol Dryland & Pasture



Location:

The property is located in 3 parcels near the Sunol, Nebraska I-80 Interchange.

Legal Description:

Parcel #1 - S1/2, NE1/4 Section 18-T13N-R47W;
Parcel #2 - S1/2NE1/4 (lying North of I-80) Section 12-T13N-R48W;
Parcel #3 - SE1/4 (lying South of I-80) Section 12-T13N-R48W, All in Cheyenne County, NE.

Acres:

Parcel #1 - 483.16 tax assessed acres;
Parcel #2 - Approximately 60 acres;
Parcel #3 - Approximately 140 acres

Taxes:

2014 taxes payable in 2015:
Parcel #1 - \$3,247;
Parcel #2 - Approximately \$535;
Parcel #3 - Approximately \$656

Price:

Parcel #1 - \$385,000;
Parcel #2 - \$73,000;
Parcel #3 - \$85,000

Comments:

This property has excellent location and access on County Road 135 & I-80 interchange.

Contact:

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Bruce Dodson, Jerry Weaver, John Childears,
Chase Dodson, Tony Eggleston, Don Walker



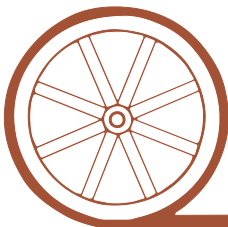
Mike Polk,
Co-Listing Agent



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Agri Affiliates—Providing Farm, Ranch Real Estate Services

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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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. As with any agricultural land, this property may include noxious weeds.



FSA

Information:

Parcel #1 - 315.15 Ac. Cropland; 147.41 Ac Wheat Base at 34 Bu PLC yield;
Parcel #2 - 59 Ac Cropland; 27.6 Ac Wheat Base at 34 Bu PLC yield
Parcel #3 - 68.59 Ac Cropland; 32.09 Ac Wheat Base at 34 Bu PLC yield

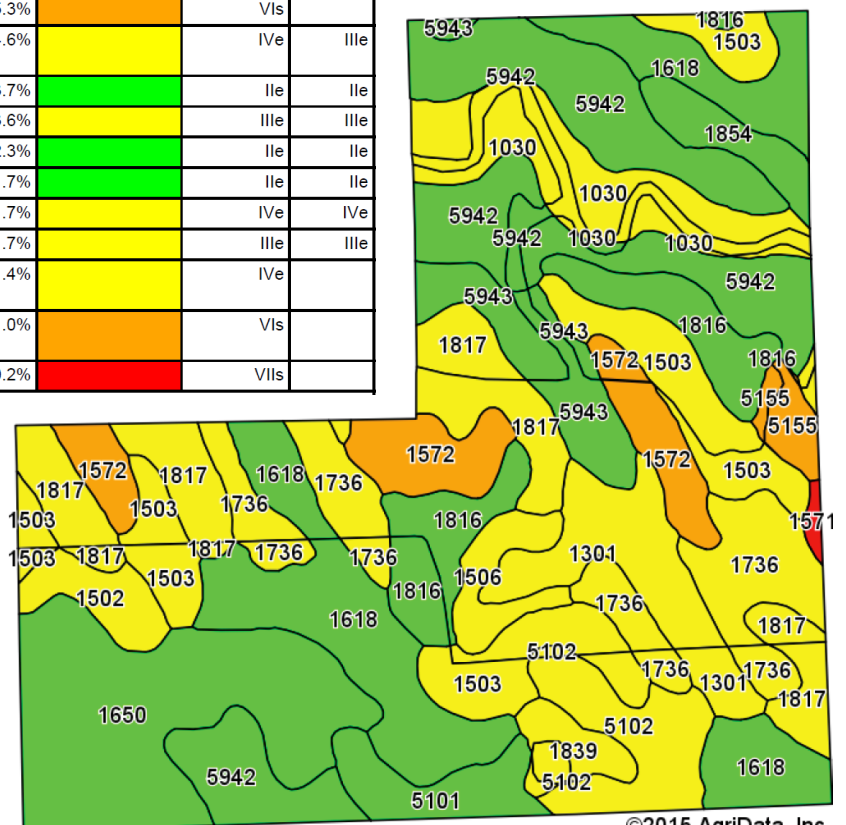
Note: Base and yields on Parcels 2 & 3 are presently combined so these splits are subject to FSA Committee Approval.

Current Usage:

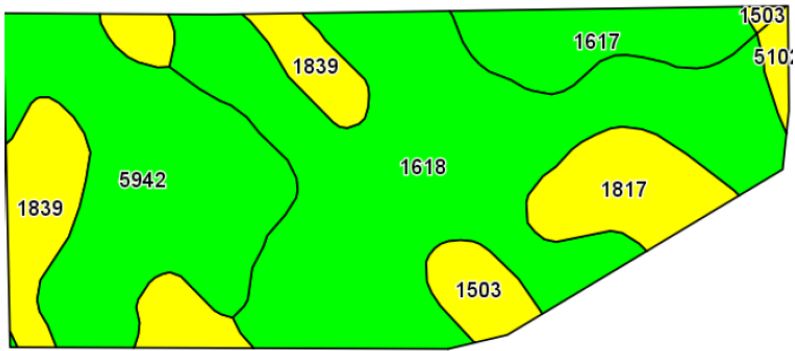
Parcel #1 - 182.95 acres planted to winter wheat, 132.2 Ac summer fallow & 150 Ac in grass with livestock water provided by a windmill and two stock tanks.
Parcel #2 - 59 acres planted to winter wheat.
Parcel #3 - 19.87 acres planted to winter wheat, 119.28 acres grass.

Parcel 1 Soils

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
5942	Duroc loam, 0 to 1 percent slopes	63.48	13.3%		IIc	Iw
1618	Keith loam, 1 to 3 percent slopes	57.38	12.1%		IIe	IIe
1650	Kuma loam, 0 to 1 percent slopes	52.47	11.0%		IIc	Iw
1503	Altvan loam, 3 to 6 percent slopes	45.40	9.5%		IVe	IVe
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	37.82	7.9%		IIIe	IIIe
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	36.63	7.7%		IVe	
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	28.43	6.0%		IIIe	IIe
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	25.38	5.3%		IIe	IIe
1572	Dix gravelly loam, 3 to 9 percent slopes	25.19	5.3%		VIIs	
1301	Bayard fine sandy loam, 3 to 6 percent slopes	21.99	4.6%		IVe	IIIe
5943	Duroc loam, 1 to 3 percent slopes	17.49	3.7%		IIe	IIe
5102	Alliance loam, 3 to 6 percent slopes	16.91	3.6%		IIIe	IIIe
5101	Alliance loam, 1 to 3 percent slopes	10.87	2.3%		IIe	IIe
1854	Ulysses loam, 1 to 3 percent slopes	8.18	1.7%		IIe	IIe
1506	Altvan-Dix complex, 3 to 9 percent slopes	8.00	1.7%		IVe	IVe
1502	Altvan loam, 1 to 3 percent slopes	7.88	1.7%		IIIe	IIIe
1839	Sidney-Canyon complex, 3 to 9 percent slopes	6.70	1.4%		IVe	
5155	Canyon-Bayard complex, 6 to 20 percent slopes	4.91	1.0%		VIIs	
1571	Dix gravelly loam, 9 to 50 percent slopes	1.03	0.2%		VIIIs	

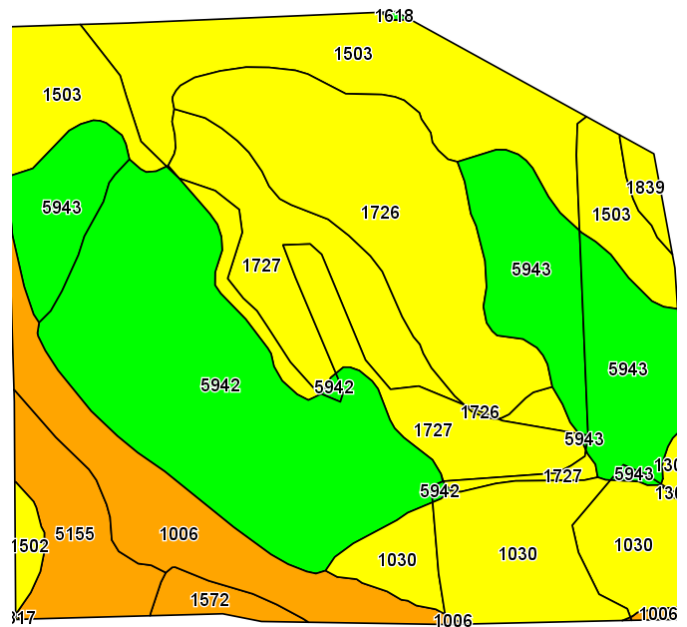


Parcel 2 Soils

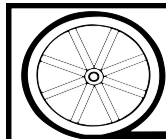
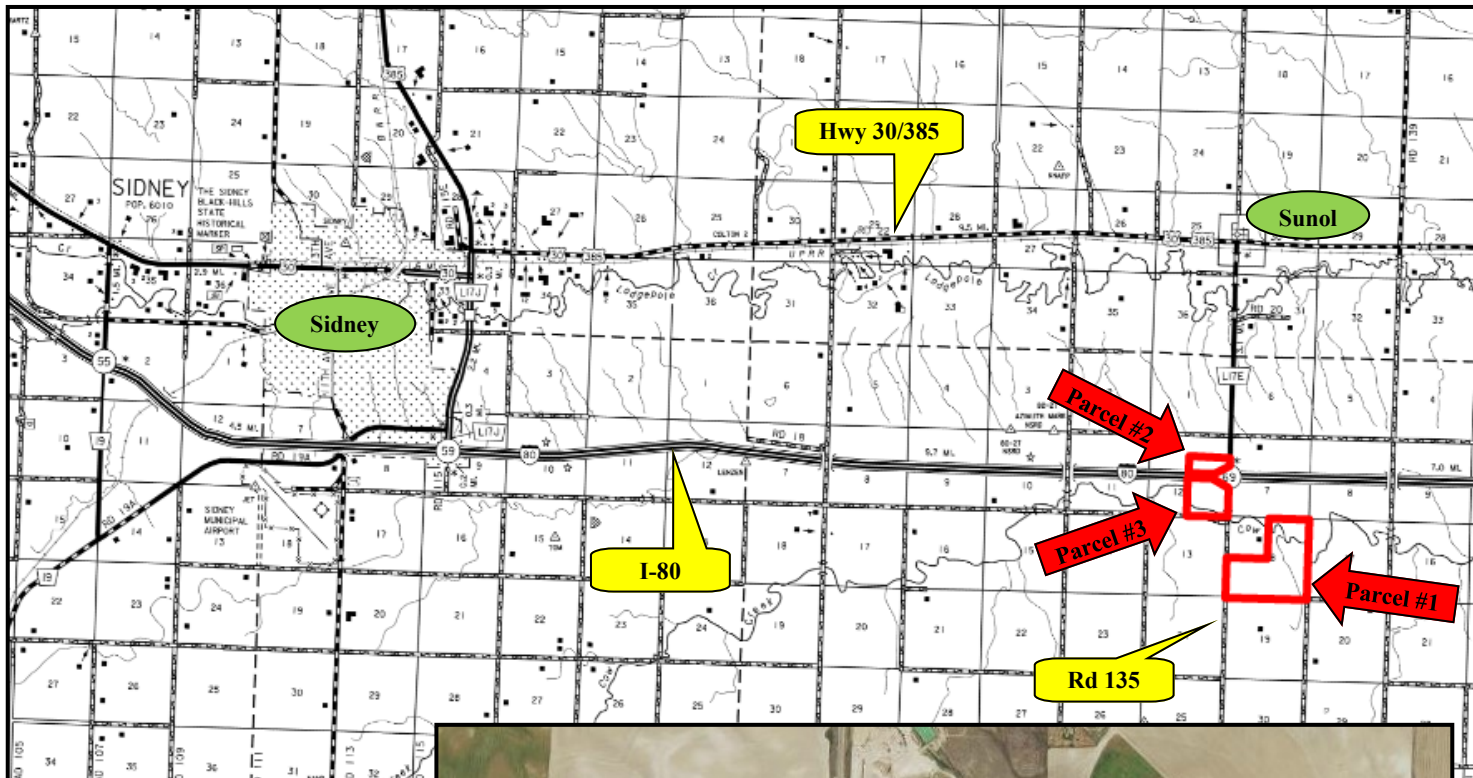


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1618	Keith loam, 1 to 3 percent slopes	26.58	45.1%		Ile	Ile
5942	Duroc loam, 0 to 1 percent slopes	14.03	23.8%		Ilc	Iw
1839	Sidney-Canyon complex, 3 to 9 percent slopes	7.28	12.3%		IVe	
1617	Keith loam, 0 to 1 percent slopes	4.38	7.4%		Ilc	Iw
1817	Satanta loam, gravelly substratum, 3 to 6 percent slopes	4.13	7.0%		IIIe	IIIe
1503	Altvan loam, 3 to 6 percent slopes	2.03	3.4%		IVe	IVe
5102	Alliance loam, 3 to 6 percent slopes	0.57	1.0%		IIIe	IIIe

Parcel 3 Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
5942	Duroc loam, 0 to 1 percent slopes	27.63	19.9%		Ilc	Iw
1503	Altvan loam, 3 to 6 percent slopes	22.67	16.3%		IVe	IVe
5943	Duroc loam, 1 to 3 percent slopes	18.74	13.5%		Ile	Ile
1726	Rosebud loam, 1 to 3 percent slopes	17.54	12.6%		IIIe	IIIe
1727	Rosebud loam, 3 to 6 percent slopes	17.52	12.6%		IVe	IIIe
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	14.66	10.5%		IIIe	Ile
1006	Bankard loamy fine sand, channeled, frequently flooded	10.42	7.5%		VIw	
5155	Canyon-Bayard complex, 6 to 20 percent slopes	6.09	4.4%		VIc	
1572	Dix gravelly loam, 3 to 9 percent slopes	1.55	1.1%		VIc	
1502	Altvan loam, 1 to 3 percent slopes	0.95	0.7%		IIIe	IIIe
1839	Sidney-Canyon complex, 3 to 9 percent slopes	0.95	0.7%		IVe	
1301	Bayard fine sandy loam, 3 to 6 percent slopes	0.43	0.3%		IVe	IIIe



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