

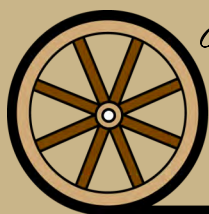
LAND FOR SALE

QUIRK LAND & CATTLE CO.



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Listing Agent
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844 acres of prime, Webster County hardland range with productive pockets of cropland being offered in multiple parcels. A great addition to any ranching operation with several excellent hunting/recreational tracts within the Republican River Valley!



Offered Exclusively By:

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services

HASTINGS OFFICE
747 N. Burlington, #310
Hastings, NE 68901
www.agriaffiliates.com
(402) 519-2777

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. 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. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



PARCEL 1 | INFORMATION

Location: Southeast of Red Cloud, Nebraska, south of the Republican River. From the River Road and Road 1700, 1 mile south to Road D, then 3/8 of a mile east.

Legal Description: The East Forty (E40) acres in the Southwest Quarter (SW1/4) +90' wide strip, and the Southeast Quarter (SE1/4) of Section Fourteen (14), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska [205 Tax Assessed Acres]

Comments: This is excellent hardland range bisected by the Lost Creek. A great balance of mature trees and secluded location within a mile of the Republican River make this an excellent hunting/recreational parcel!

Taxes: 2021 Taxes—\$3,731.18

Price: **\$461,250.00**

Natural Resource District: Lower Republican Natural Resource District

Soils: Primarily Geary and Hobbs soils, Holdrege silty clay loam, Hobbs silt loam, and Colby-Hobbs silt loams. The balance is Holdrege & Hord silt loams.

FSA Information: Total Farmland: 203.61 Acres



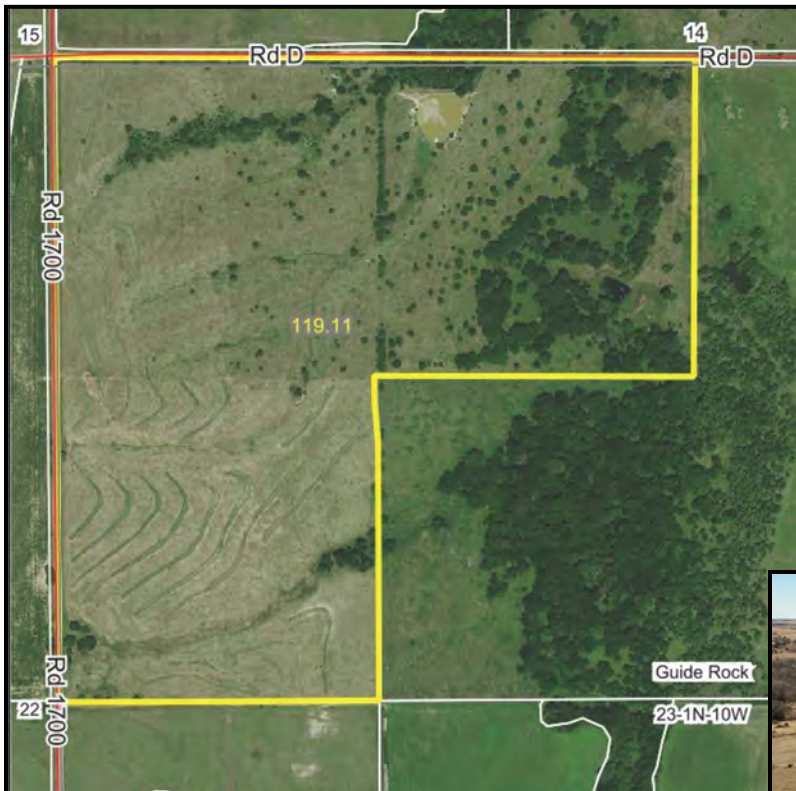
PARCEL 1 | AERIAL PHOTOS



Water Site

PARCEL 2 | INFORMATION

- Location:** Southeast of Red Cloud, Nebraska, south of the Republican River. From the River Road and Road 1700, 1 mile south to Road D.
- Legal Description:** The Southwest Quarter of the Northwest Quarter (SW1/4NW1/4) and the North Half of the Northwest Quarter (N1/2NW1/4) of Section Twenty-Three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska
- Comments:** This L-shaped tract, also bisected by the Lost Creek, provides excellent hardland range and great access off of a well-improved county road. Natural water features and rural water service create limitless possibilities with this parcel.
- Taxes:** 2021 Taxes—\$2,216.16 (estimated)
- Price:** **\$288,000.00**
- Natural Resource District:** Lower Republican Natural Resource District
- Soils:** Primarily Geary and Hobbs soils, Holdrege, Deroin, Hobbs silt loam, and Holdrege silt loam. The balance is Hord silt loam and Holdrege silty clay loam.
- FSA Information:** Total Farmland: 118.09 Acres



PARCEL 2 | AERIAL PHOTOS



PARCEL 3 | INFORMATION

Location: Southeast of Red Cloud, Nebraska, south of the Republican River. From the River Road and Road 1700, 2 miles south to Road C, then 1/4 of a mile east.

Legal Description: The East Half of the Southwest Quarter (E1/2SW1/4) and part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section Twenty-Three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Comments: Bisected by both the Oak and Lost Creeks and with tremendous tree cover, interspersed with the perfect balance of cropland and range, make this a coveted hunting location.

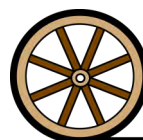
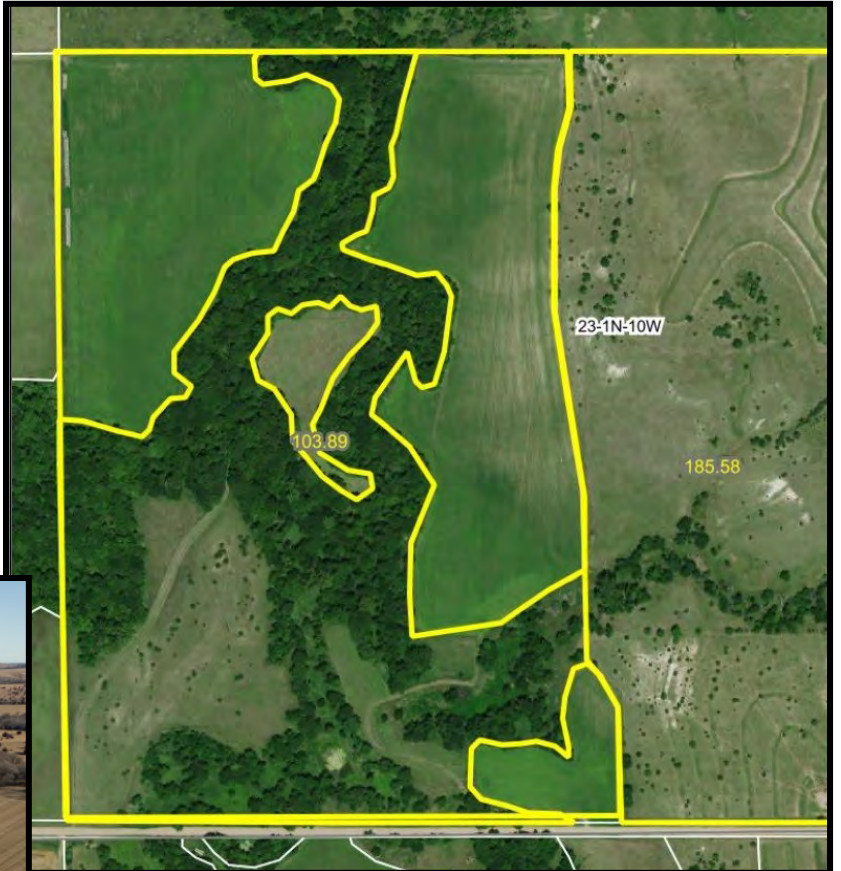
Taxes: 2021 Taxes—\$2,206.00 (estimated)

Price: **\$323,300.00**

Natural Resource District: Lower Republican Natural Resource District

Soils: Primarily Hord silt loam, Hobbs silt loam, Wakeen silt loam, Geary and Hobbs and Deroin soils. The balance is Holdrege soils

FSA Information: Total Farmland: 104 Acres (estimated)
Est. Government Base Acres: Corn—34.8 PLC Yields: Corn—102



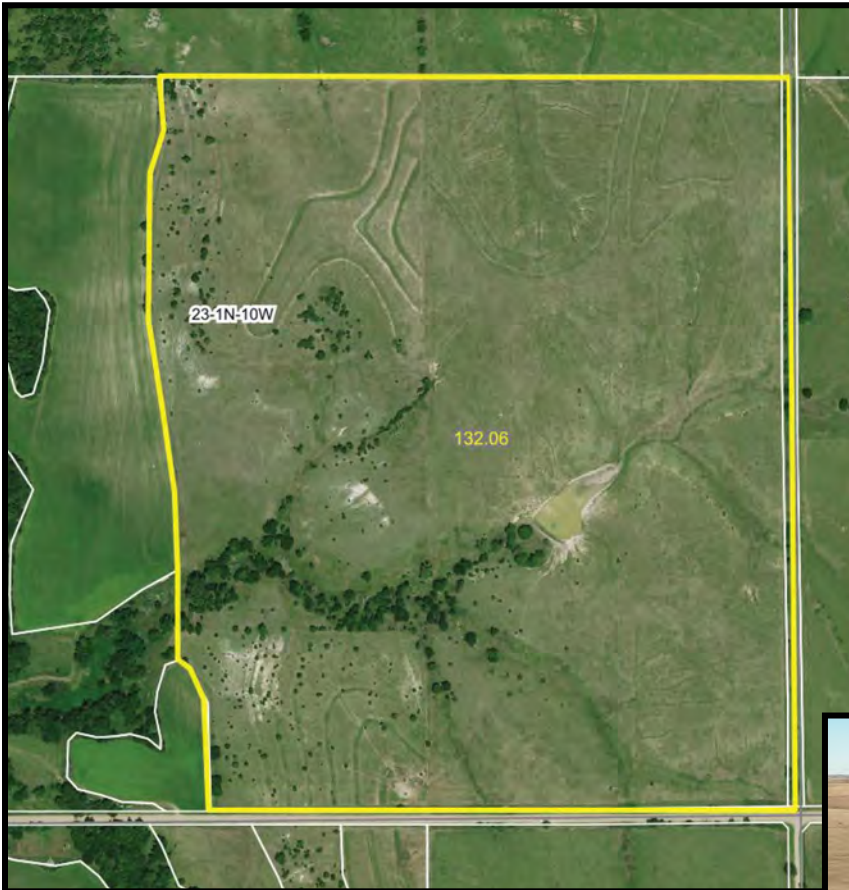
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PARCEL 3 | AERIAL PHOTOS



PARCEL 4 | INFORMATION

- Location:** Southeast of Red Cloud, Nebraska, south of the Republican River. From the River Road and Road 1700, 2 miles south to Road C, then 5/8 of a mile east.
- Legal Description:** The East Half of the Southeast Quarter (E1/2SE1/4) and part of the West Half of the Southeast Quarter (W1/2SE1/4) of Section Twenty-Three (23), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska
- Comments:** This is a great piece of hardland range with both a stock dam and rural water.
- Taxes:** 2021 Taxes—\$2,206.00 (estimated)
- Price:** **\$321,600.00**
- Natural Resource District:** Lower Republican Natural Resource District
- Soils:** Primarily Geary and Hobbs soils, Deroin, Wakeen silt loam and Holdrege. The balance is Hord silt loam and Holdrege silt loam.
- FSA Information:** Total Farmland: 132 Acres (estimated)

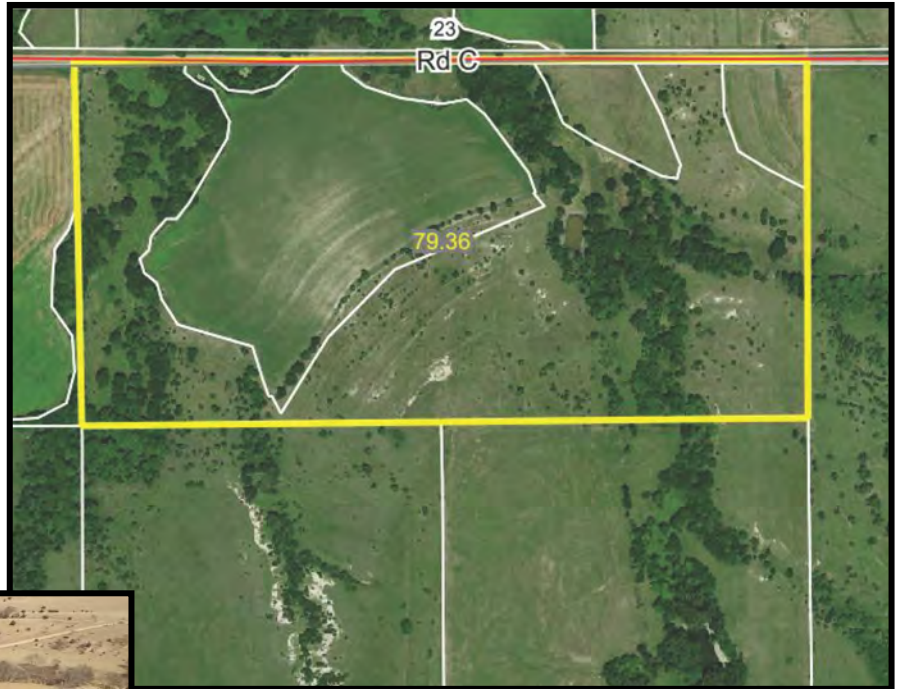


PARCEL 4 | AERIAL PHOTOS



PARCEL 5 | INFORMATION

- Location:** Southeast of Red Cloud, Nebraska, south of the Republican River. From the River Road and Road 1700, 2 miles south to Road C, then 1/4 of a mile east.
- Legal Description:** The Northeast Quarter of the Northwest Quarter (NE1/4NW1/4) and the Northwest Quarter of the Northeast Quarter (NW1/4NE1/4) of Section Twenty-Six (26), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska
- Comments:** A perfectly-sized recreational tract bisected by the Oak and Lost Creeks. Cropland surrounded by hardland range with a solar well provides for a well-equipped hunting tract.
- Taxes:** 2021 Taxes—\$1,604.40
- Price:** **\$244,000.00**
- Natural Resource District:** Lower Republican Natural Resource District
- Soils:** Primarily Kipson silt loam, Hobbs silt loam and Hord silt loam. The balance is Wakeen silt loam and Deroin soils.
- FSA Information:** Total Farmland: 78.13 Acres
Government Base Acres: Corn—20.4 estimated PLC Yields: Corn—102



PARCEL 5 | AERIAL PHOTOS



PARCEL 6 | INFORMATION

Location: Southeast of Red Cloud, Nebraska, south of the Republican River. From the River Road and Road 1700, 2 miles south to Road C, then 1 mile east.

Legal Description: The Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and the Northeast Quarter (NW1/4) of Section Twenty-Five (25), Township One (1) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska

Comments: A nice-sized parcel of hardland range with dug-out water features. Good access off well-improved county roads make this an excellent choice for the cattleman.

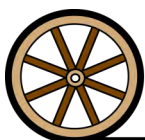
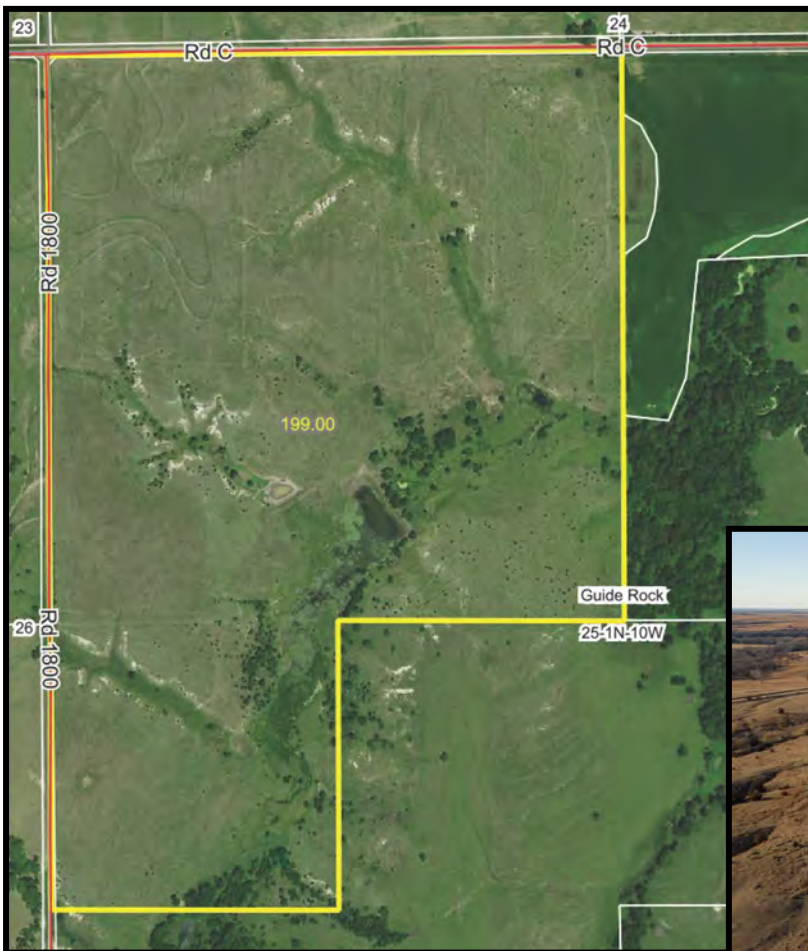
Taxes: 2021 Taxes—\$3,699.68

Price: **\$466,000.00**

Natural Resource District: Lower Republican Natural Resource District

Soils: Primarily Kipson silt loam, Geary and Hobbs and Deroin soils. The balance is Holdrege, Geary silt loam and Holdrege silty clay loam.

FSA Information: Total Farmland: 197.38 Acres

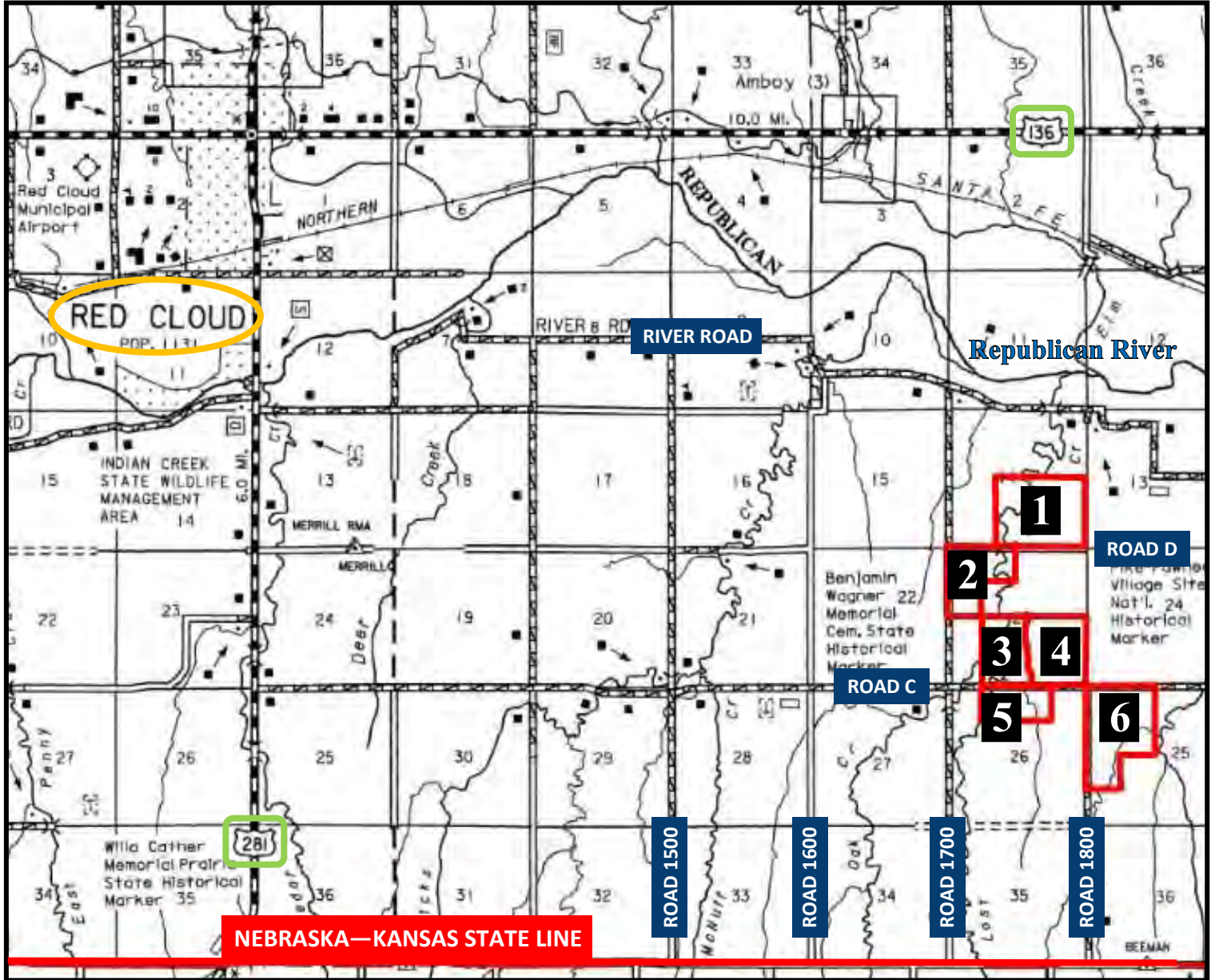


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PARCEL 6 | AERIAL PHOTOS



LOCATION MAP



PICTURES





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McCOOK

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McCook, NE 69001
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