

LAND FOR SALE

DRY CROPLAND WITH RESIDENTIAL DEVELOPMENT POTENTIAL

LOCATION: 1/2 mile west of Pleasanton on (graveled)
West Walnut Street

LEGAL DESCRIPTION: Approximately a 26.5 acre tract located in Part of the NE1/4 SE1/4 Section 34; and part of the NW1/4 SW1/4 Section 35; all in T12N-R16W of the 6th P.M., Buffalo County, Nebraska. (final legal description to be determined by a survey)



ACREAGE: Approximately 26.5 acres +/- . Property consists of level to undulating dry cropland with a minor amount of wooded grassland. (Zoning - Agricultural)

FARM SERVICE AGENCY

INFORMATION: Total cropland - Estimated at 26.2 acres
Base Acres - 8.3 acres at 18 bu/acre
(yields are for both direct and counter cyclical payments)
All cropland is considered non-highly erodible by the NRCS)

SOILS: Soils consist primarily of Class II Kenesaw silt loams, with slopes of 1-3%, along with lesser amounts of Kenesaw-Coly, Scott, Uly, & Hobbs silt loams.

RE TAXES: Estimated at \$525.00

LIST PRICE: **\$60,000.00** **CASH**

COMMENTS: This property contains very productive cropland and has rural residential development potential.

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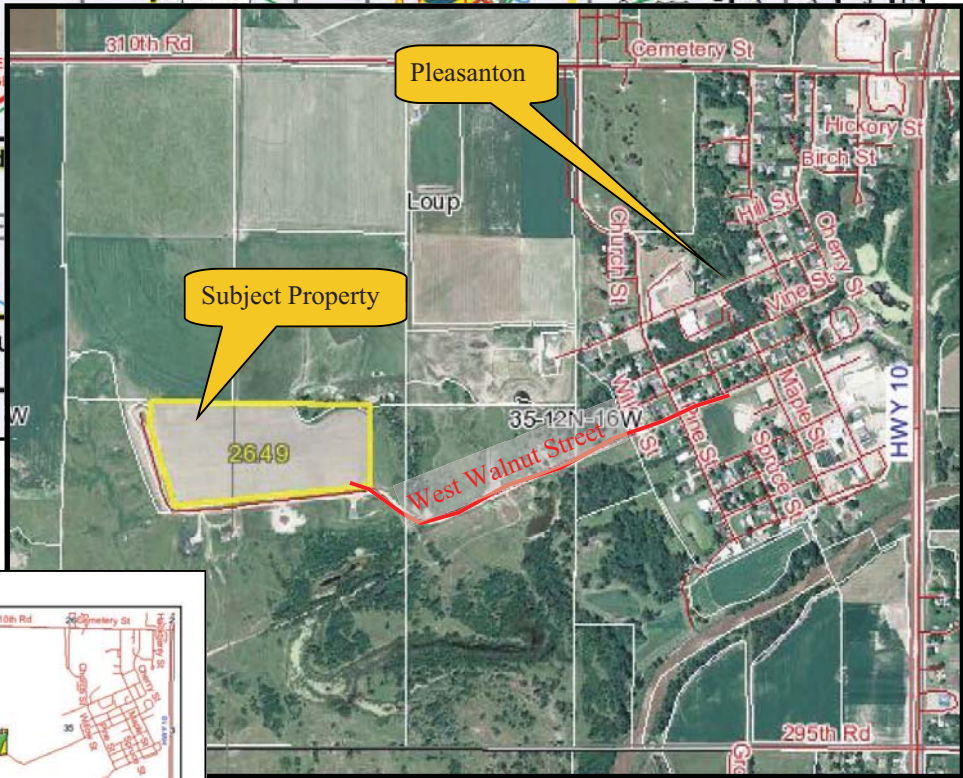
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



State: Nebraska
 County: Buffalo
 Location: 035-012N-016W
 Township: Loup
 Acres: 26.6
 Date: 8/24/2011

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Soybeans Irrigated
9064	Kenesaw silt loam, 1 to 3 percent slopes	18.2	68.4%		IIIe	IIIe	68	3.8	6.2	48	143	64	120	48
9071	Kenesaw-Coly silt loams, 3 to 6 percent slopes	0	22.4%		IIIe	IIIe	55	3	5.7	39	110	50	100	
3917	Scott silt loam, drained, frequently ponded	1.3	4.9%		IIIw	IIIw	20		38	121	46	110		
2544	Coly, Lily, and Hobbs soils, 3 to 30 percent slopes	1.1	4.3%		Vhw		24							
Weighted Average							61.5	3.3	5.5	43.4	128.4	58.6	109.9	32.8

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