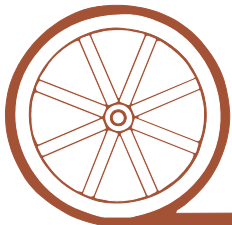


# LAND FOR SALE

## Garden County Dryland

- Location:** 8 miles north of Chappell Nebraska, 6 miles west & ½ mile north on county gravel road.
- Legal Description:** NW¼ & N½ SW¼ Section 34-T15N-R46W of the 6<sup>th</sup> P.M., Garden County, Nebraska.
- Acres:** 240 tax assessed acres.
- Taxes:** 2007 real estate taxes payable in 2008 \$1,272.86.
- Land Use:** 240.5 cropland in wheat fallow rotation – currently 159.42 acres planted to wheat, 81.12 acres in stubble. Farm # 195, tract # 1660 – 119.1 ac. Wheat base with 37 bushels direct yield & 50 bushel cc yield.
- Possession:** Buyer to receive Landlords 1/3 of growing wheat and full possession of stubble. Subject to assuming Seller's Federal Crop Insurance and paying premium for same (Historic yield is 44 bushel CRC Plan @ 75% level).
- Price:** 198,000.00
- Comments:** Excellent parcel of land – 68.9% class II Kuma, Alliance & Duroc Loams – 31.1% Class III Sidney Loam.
- Contact:** **Mike Polk, Listing Agent: 308-534-9240, email: [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
Loren Johnson, Bruce Dodson, Jerry Weaver, or Duane McClain at 308-534-9240



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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.