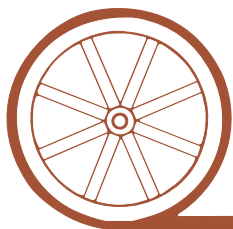


LAND FOR SALE



- Location:** 13 miles east of North Platte, Nebraska at the northwest corner of the Interstate 80 Maxwell interchange.
- Legal Description:** Lot 2 and Pt Lot 1, Pt S1/2NE1/4; Pt N1/2SE1/4 Section 33-T13N-R28W of the 6th P.M., Lincoln County, Nebraska.
- Acres:** 149.68 taxed acres
- Taxes:** 2010 Real Estate Taxes payable in 2011 are \$3,937.66
- Land Use:** 131 acres irrigated acres and 18 acres of alfalfa.
- FSA Info:** The property includes 148.1 acres of corn base at 109 bushel and .2 acres of soybeans base at 18 bushel.
- Water:** There are 131.17 Twin Platte NRD certified irrigated acres. Well Registration number G-028232
- Improvements & Equipment:** Newer Valley 7 tower pivot with 5,631 hours and a 60 Hp US Electric Motors power unit.
- Price:** \$550,000 Cash
- Comments:** Nearly level terrain, mostly class II and III soils, and very productive cropland. Excellent access.
- Contact:** **Bruce Dodson– Listing Agent, 308-539-4455 or e-mail: bruce@agriaffiliates.com**
Mike Polk, Loren Johnson, Duane McClain, Jerry Weaver



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NORTH PLATTE OFFICE

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I-80 & US Hwy 83

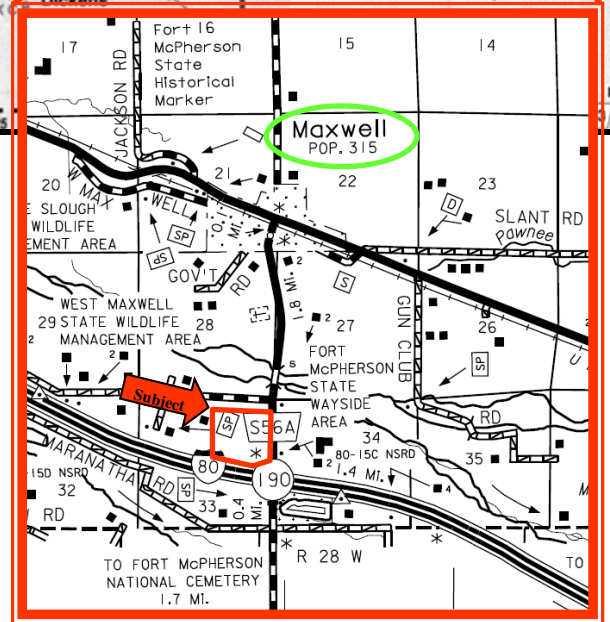
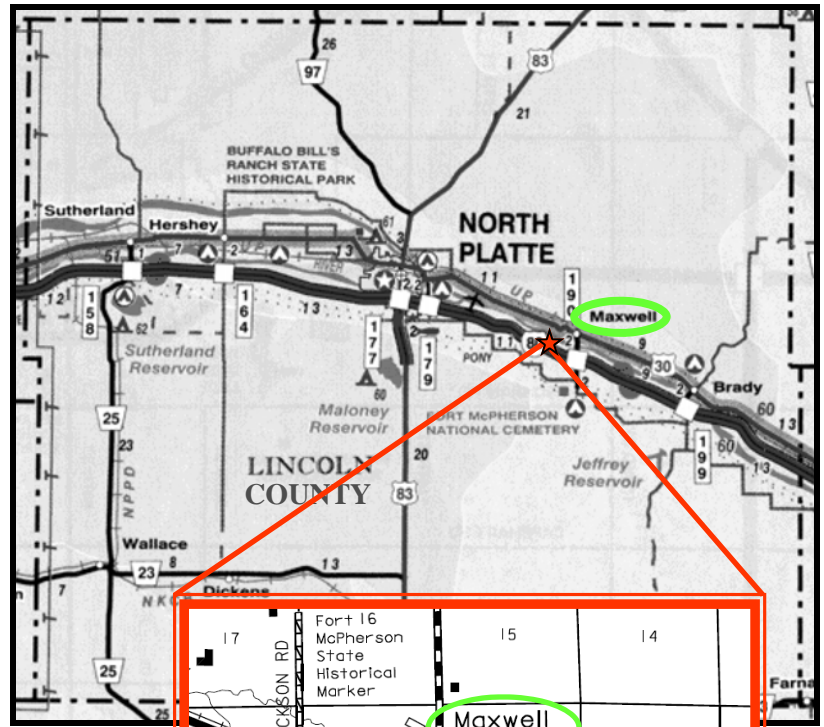
North Platte, NE 69103

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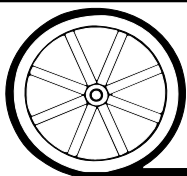
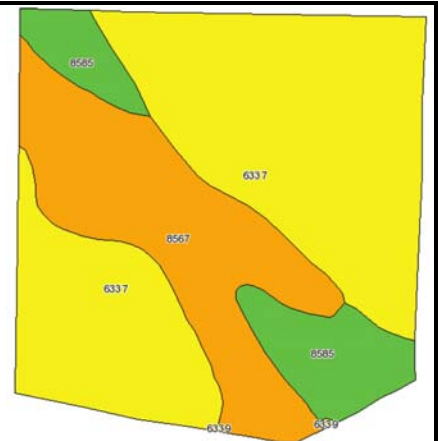
(308) 534-9240

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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.



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	Winter wheat
6337	Lawet silt loam, drained, occasionally flooded	89	59.4%		IIW	IIIW	36	3.5	5	52	100	45	75	
8567	Platte-Aida complex, occasionally flooded	42	28.0%		VW	IVW	26		4		110			25
8585	Wann loam, rarely flooded	18.7	12.5%		IIW	IIW	44	3	5	59	125	42	105	
6339	Lawet silt loam, saline-alkali, occasionally flooded	0.2	0.1%		IVS	IIIS	34	1.5	3					
Weighted Average							34.2	2.5	4.7	38.3	105.8	32	57.7	7



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