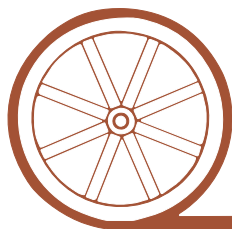


# LAND FOR SALE



## South Buffalo Tract

- Location:** Southwest of North Platte, Nebraska near the intersection of South Buffalo Drive and West State Farm Road.
- Legal Description:** Glennfield's 3rd Sub. Block 2, Section 17-T13N-R30W of the 6th P.M., Lincoln County, NE.
- Acres:** 9.96 taxed acres
- Taxes:** 2010 Real Estate Taxes payable in 2011 are: \$1,034.11.
- Land Use:** The property includes 8.27 Certified Irrigated Acres with the Twin Platte NRD.
- Water:** NE Well Reg. # G-019692 - drilled in 1966 , static at 12' , set up to pump 1,000 GPM.
- Zoning:** Currently zoned as Suburban Residential.
- Price:** **\$96,000 Price Reduced**
- Comments:** Accessed from South Buffalo Drive and fronts West State Farm Road. Excellent development site.
- Contact:** **Bruce Dodson– Listing Agent, 308-539-4455 or Email: [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Mike Polk, Loren Johnson, Jerry Weaver



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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

**NORTH PLATTE OFFICE**

P.O. Box 1166

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North Platte, NE 69103

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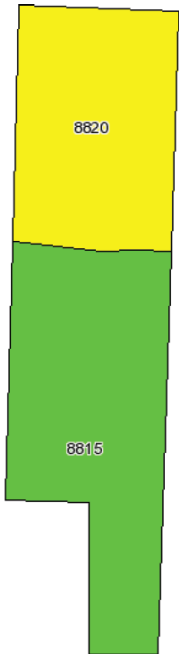
**(308) 534-9240**

Telecopier (308) 534-9244

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.




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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	Winter wheat
8815	Cozad silt loam, 0 to 1 percent slopes	5.8	57.0%		IIC	I	57	3	6	59	145	50	120	40
8820	Cozad silt loam, saline-alkali, 0 to 1 percent slopes	4.4	43.0%		IVs	IIIs	45	2	4	39	90	35	70	
<b>Weighted Average</b>							<b>51.8</b>	<b>2.6</b>	<b>5.1</b>	<b>50.4</b>	<b>121.4</b>	<b>43.6</b>	<b>98.5</b>	<b>22.8</b>