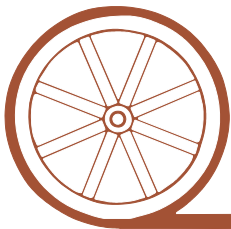


# LAND FOR SALE



- Location:** 13 miles west of Scottsbluff, Nebraska on Hwy. 71 to Stegall oil road, south 1 mile to CR L, west 1/2 mile on south side.
- Legal Description:** NW1/4 of Section 29, except a 3.41 acre tract in the NE corner - T22N - R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- Acres:** 154.5 tax assessed acres.
- Taxes:** \$2,443.40 taxes for 2009.
- FSA Info:** Corn base - 57.3 acres at 80 bushels direct yield
- Water:** 159.5 acres of surface water rights with Gering/Ft. Laramie Irrigation District. The assessment for water in 2010 is \$3,867.88 or \$24.25 per acre.
- Soils:** 87% Class I & II Mitchell and Bridgeport loams.
- Irr. Equipment:** Valley 7 tower Center Pivot Irrigation System and Sargent 20 HP Turbine pump.
- Price:** **\$395,000**
- Comments:** Pivot irrigated quarter with mostly Class I & II soils 1/2 mile off paved oil road.
- Contacts:** **Jerry Sloan, Listing Agent—308-631-5520—jsloan@agriaffiliates.com**  
Roger Luehrs—308-631-2506, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.

*Offered Exclusively By:*



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**GERING OFFICE**

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www.agriaffiliates.com

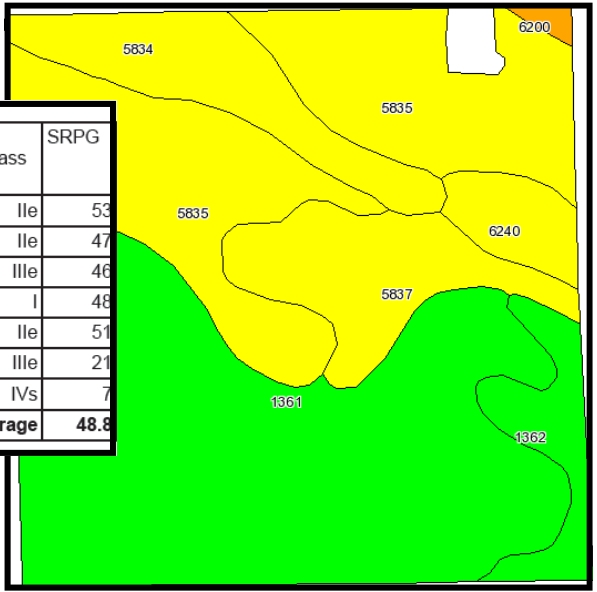
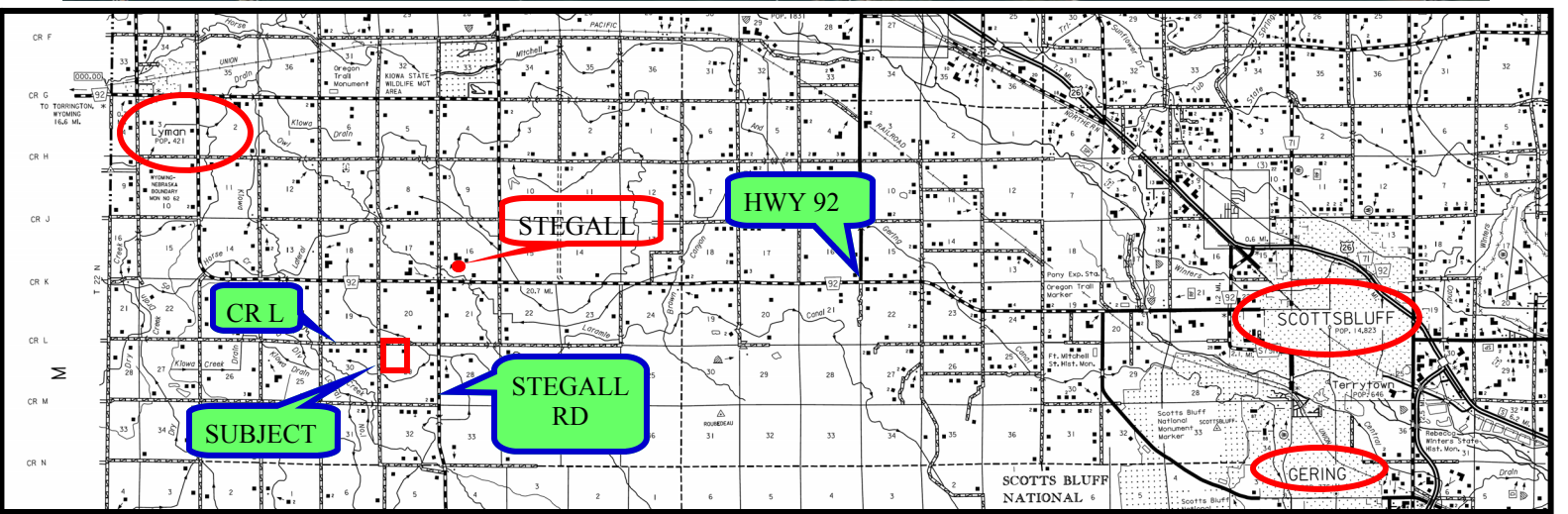
**(308) 633-5505**

Fax (308) 633-5507

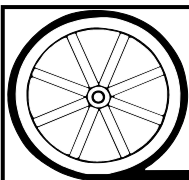
**NORTH PLATTE OFFICE**

(308) 534-9240

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	Non-Irr Class Legend	Acres	Percent of field	Non-Irr Class	Irr Class	SRPG
1361	Bridget very fine sandy loam, 0 to 1 percent slopes		70.2	44.9%	IIc	Ile	53
5835	Mitchell silt loam, 1 to 3 percent slopes		45.1	28.8%	IIIe	Ile	47
5837	Mitchell silt loam, 3 to 6 percent slopes		14.3	9.2%	IIIe	IIIe	46
5834	Mitchell silt loam, 0 to 1 percent slopes		13.5	8.6%	IIIc	I	48
1362	Bridget very fine sandy loam, 1 to 3 percent slopes		7.4	4.7%	Ile	Ile	51
6240	Keota silt loam, 1 to 3 percent slopes		5.1	3.2%	IIIe	IIIe	21
6200	Epping silt loam, 1 to 3 percent slopes		0.7	0.4%	VIS	IVS	7
<b>Weighted Average</b>							<b>48.8</b>



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