

LAND FOR SALE

Sutherland 80

SOLD

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Location: Approximately 4 miles west of the Sutherland, Nebraska I-80 interchange or 3.5 miles west of the Sutherland Cemetery on hard surface road.

Legal Description: E1/2NW1/4 Section 3-T13N-R34W of the 6th P.M., Lincoln County, NE.

Acres: 80.83 taxed acres

Taxes: 2010 Real Estate Taxes payable in 2011—\$961.01

Land Use: 37.24 acres non-irrigated farmland planted to wheat, balance in native meadow.

FSA Info: 7.9 acres corn base at 51 bu.

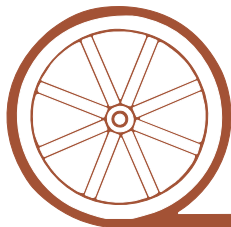
Soils: Cropland is McCook loam Class II, meadow is mostly Lawet silt loam of various types

Price: \$96,000.00 Cash

Comments: Excellent meadow & dry cropland on paved road. Under verbal cash lease for 2011.

Contact: **Loren Johnson - Listing Agent, 308-539-4452**
Mike Polk, Bruce Dodson, Duane McClain, Jerry Weaver, Jerry Sloan, Roger Leuhrs

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

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I-80 & US Hwy 83

North Platte, NE 69103

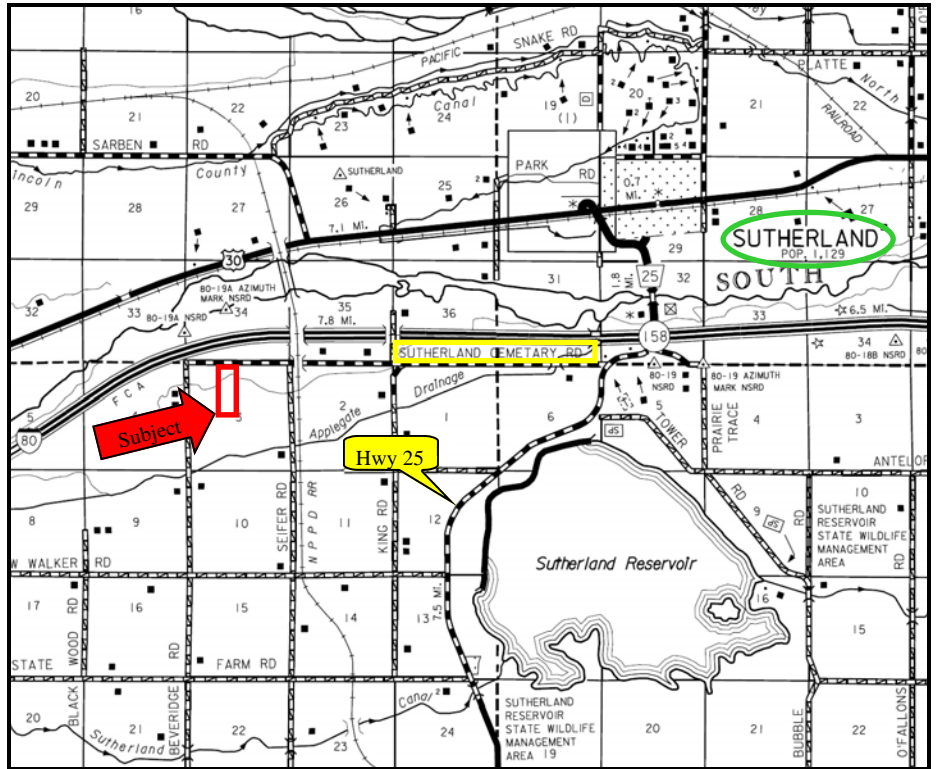
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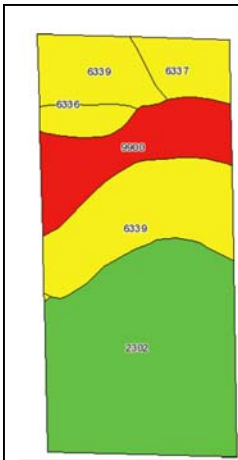
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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

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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	
2302	McCook loam, rarely flooded	36.9	46.1%		IIc	I	53	3	6	52	140	60	120	40	
6339	Lawet silt loam, saline-alkali, occasionally flooded	23.5	29.2%		IVs	IIIs	34	1.5	3						
9900	Fluvaquents, frequently flooded	11.9	14.9%		VIIIw		3								
6337	Lawet silt loam, drained, occasionally flooded	5.1	6.3%		IIIw	IIIw	36	3.5	5	52	100	45	75		
6336	Lawet silt loam, occasionally flooded	2.8	3.5%		IVw	IVw	32	3							
Weighted Average								38.2	2.1	4	27.2	70.8	30.5	60	18.4