

# LAND FOR SALE

## SE Frontier Co. Dryland & Pasture



**Description:** Located near NE Hwy. 18, this property is hard land pasture and dryland cropland with the West Muddy Creek running through the property.

**Location:** 16 miles east of Stockville, Nebraska, just off NE Hwy. 18 or 14 miles north of Cambridge, Nebraska, on County Road 412.

**Legal Description:** SW1/4 of Section 11-T6N-R25W of the 6th P.M., Frontier County, Nebraska.

**Acres:** 158 tax assessed acres

**Taxes:** 2017 taxes paid in 2018—\$1,464.26

**Land Use:** This property is comprised of 48 acres of dryland cropland and 110 acres of rangeland.

**FSA Info:** 52.17 cropland base acres, 15.33 Ac wheat base, 30.66 Ac corn base and 6.18 Ac soybean base. All base acres are enrolled in ARC-CO

**Soils:** Holdrege & Coly silt loams

**Price:** \$185,000

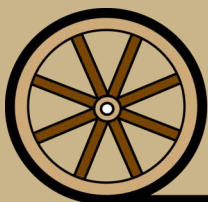
**Comments:** Available for immediate possession. Excellent access by graveled county road on east side of the property. Excellent wildlife, with abundant deer and turkey along West Muddy Creek.

**Contact:** **Brian Reynolds; Listing Agent**  
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Mike Polk, Don Walker, John Childears, Bruce Dodson,  
Tony Eggleston, Chase Dodson



**Brian Reynolds**  
*Listing Agent*

*Offered Exclusively By:*

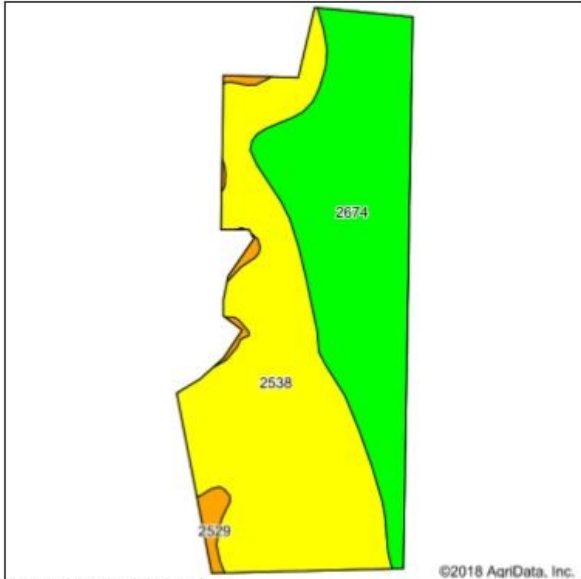
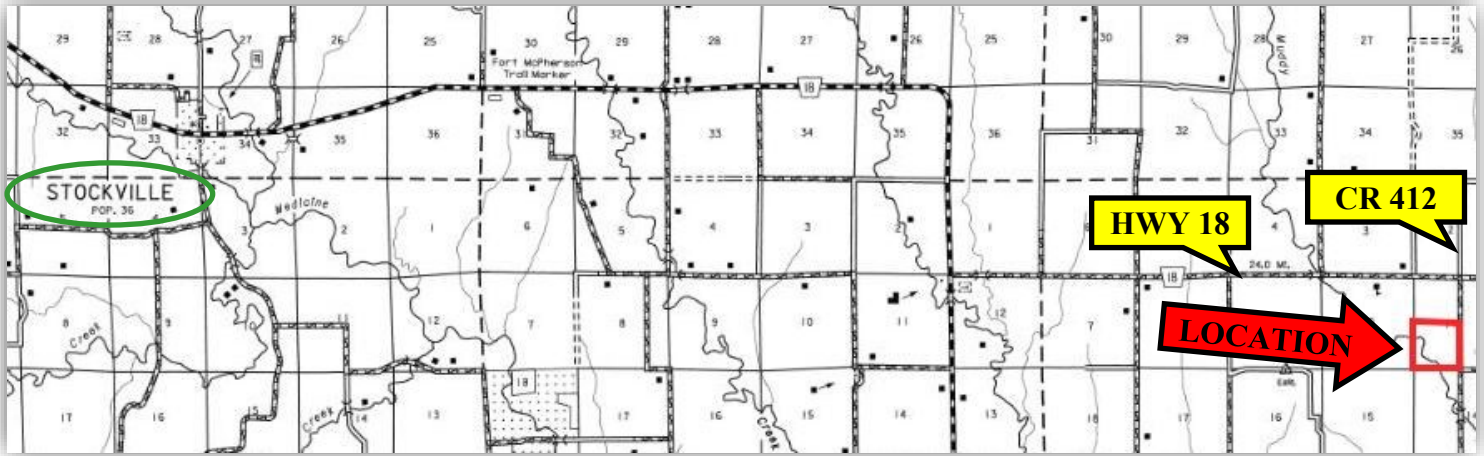


**AGRI AFFILIATES, INC.**  
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Soils data provided by USDA and NRCS.

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Area Symbol: NE063, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c
2538	Coly silt loam, 6 to 11 percent slopes, eroded	26.37	52.3%		Ive
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	22.79	45.2%		Iie
2529	Coly and Uly silt loams, 11 to 30 percent slopes	1.27	2.5%		Vie



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