

# LAND FOR SALE

## Chappell Dryland



**Location:** 2 miles north of US#30 / NE#27 junction to County Road 18. Parcel 1 adjoins to the west; Parcel 2, 1 mile west.

**Legal Description:** Parcel 1—E1/2 Section 3; Parcel 2—All Section 4-T13N-R44W of the 6th P.M., Deuel County, NE

**Acres:** Parcel 1—309 tax assessed acres; Parcel 2—636 tax assessed acres

**Taxes:** 2017 taxes: Parcel 1—\$4,061; Parcel 2—\$7,913

**Land Use:** Entirely dryland cropland.

**FSA Info:** Parcel 1: 302.5 acres cropland; 183.7 wheat base @ PLC 38 bu.  
Parcel 2: 633.2 acres cropland; 394.6 wheat base @ PLC 38 bu.

**Soils:** Parcel 1—51% Class II, 49% Class III;  
Parcel 2—47.5% Class II, 35.5% Class III

**Price:** Parcel 1—\$287,000; Parcel 2—\$560,000

**Comments:** Very nice dryland cropland bordering NE#27, or 1 mile west.  
Productive cropland in excellent area.

**Contact:** Mike Polk; Listing Broker 308-539-4446  
John Childears; Co-Agent 308-539-4450  
Don Walker, Roger Luehrs, Bruce Dodson

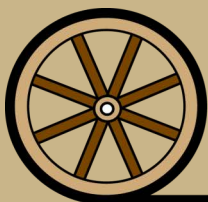


Mike Polk  
Listing Broker



John Childears  
Co-Agent

*Offered Exclusively By:*



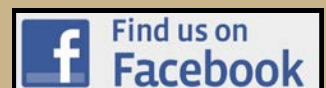
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*Providing Farm - Ranch Real Estate Services*

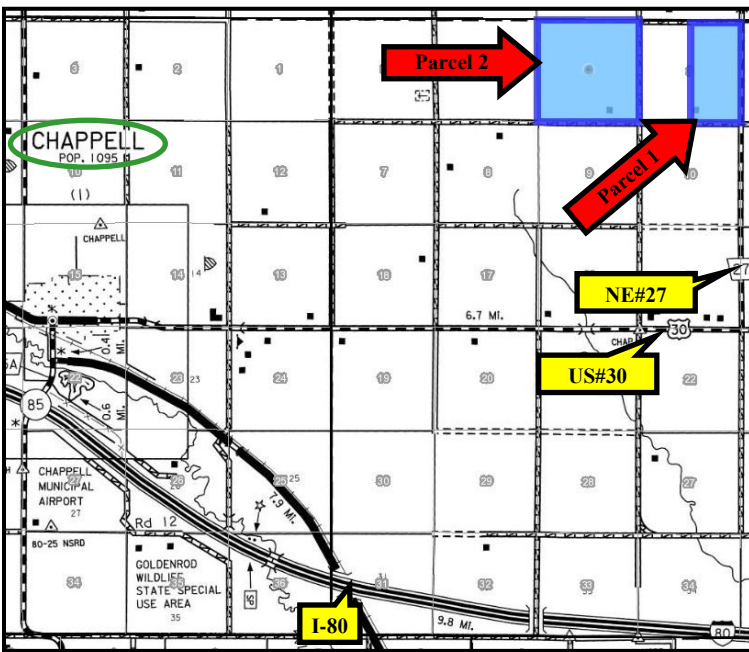
**NORTH PLATTE OFFICE**  
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**(308) 534-9240**

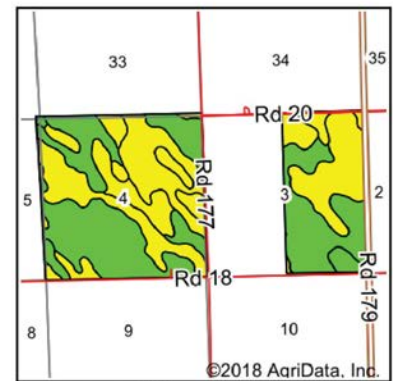
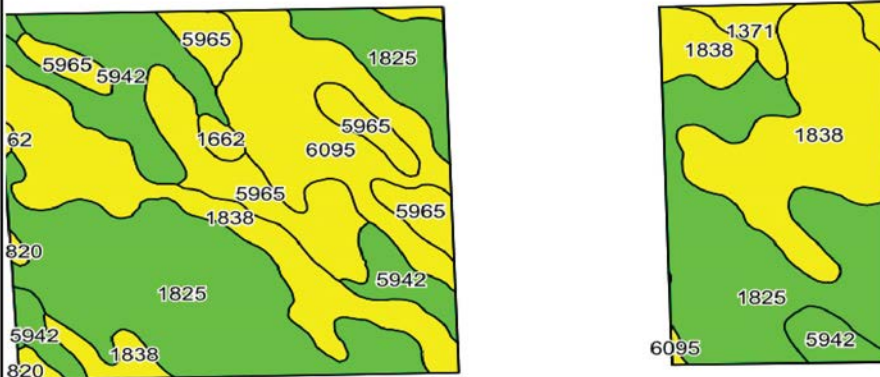
Fax (308) 534-9244

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 MAP**



State: **Nebraska**  
 County: **Deuel**  
 Location: **4-13N-44W**  
 Township: **Swan**  
 Acres: **969.65**  
 Date: **7/10/2018**



Soils data provided by USDA and NRCS.

Area Symbol: NE049, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat fallow	Winter wheat
1825	Satanta-Johnstown-Alvan loams, 1 to 3 percent slopes	362.34	37.4%		IIIe	IIIe	1706	58		5	132	36	
1838	Sidney loam, 3 to 6 percent slopes	257.94	26.6%		IIIe	IIIe	1650	56		4	106	26	
5942	Duroc loam, 0 to 1 percent slopes	111.55	11.5%		IIc	IIw	2450	61					
6095	Sarben loamy fine sand, 3 to 6 percent slopes	108.47	11.2%		IVe	IIIe	2455	33	1	4	112	28	
5965	Jayem fine sandy loam, 0 to 3 percent slopes	102.78	10.6%		IIIe	IIIe	1795	50		5	117	38	
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	17.97	1.9%		IIIe	IIIe	1904	36	2	4	112	27	
1662	Lodgepole silt loam, occasionally ponded	7.03	0.7%		IIW	IVw	2025	7	3		86	33	
1820	Satanta-Alvan complex, 3 to 6 percent slopes	1.59	0.2%		IIIe	IIIe	1705	51		4	115	28	
Weighted Average							1875.9	53.4	0.2	4	105.3	26.2	3.1

°c: Using Capabilities Class Dominant Condition Aggregation Method



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