

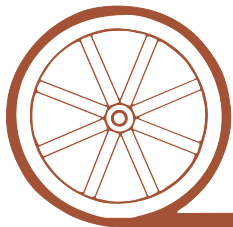
LAND FOR SALE

Chappell Dryland



- Location:** 4 miles east of Chappell on US Highway 30 and 1 mile north on county road.
- Legal Description:** E1/2 Section 8 (Less 3 acre building site) -T13N-R44W of the 6th PM, Deuel County, NE.
- Acres:** 317 taxed acres
- Taxes:** Approximately \$2,240 for 2011
- FSA Info:** 313.4 acres cropland - 150.8 Ac Wheat Base at 38 Bu Yield, 32.6 Ac Grain Sorghum at 36 Bu Yield, 37.4 Ac Barley at 41 Bu Yield
- Soils:** 75.3% Class II, 23.1% Class III & 1/5% Class V non-irrigated soils.
- Price:** **\$508,000 Cash**
- Comments:** Excellent cropland leased for 2012 on a 1/3 - 2/3's crop share. Plans are to plant corn on the entire property for 2012. Excellent access with county gravel road on the north and south sides of the property.
- Contact:** **Mike Polk, Listing Agent** (308)539-4446 or email mike@agriaffiliates.com
Loren Johnson, Jerry Weaver, Bruce Dodson, Roger Luehrs

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NORTH PLATTE OFFICE

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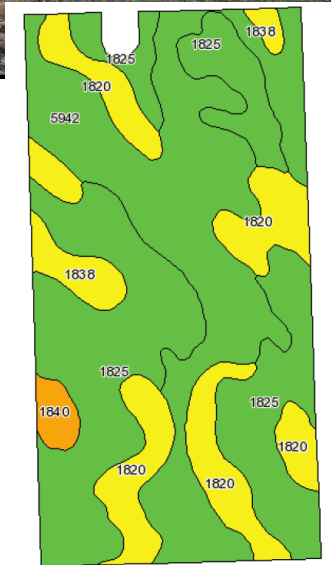
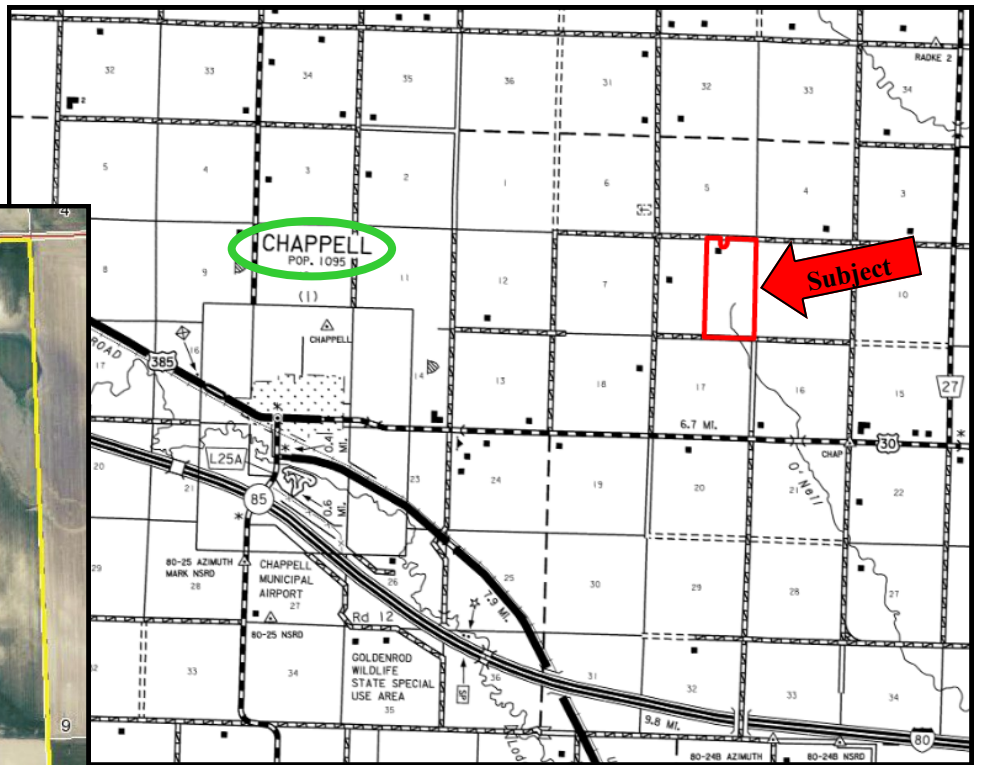
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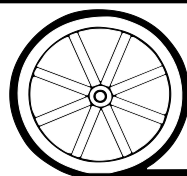
Fax (308) 534-9244

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.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	128.9	41.1%	Green	Ile	Ils	2372	58		5.6	145	40	
5942	Duroc loam, 0 to 1 percent slopes	106	33.8%	Green	Ilc	I	2372	61	2	6	150	45	70
1820	Satanta-Altvan complex, 3 to 6 percent slopes	58.7	18.7%	Yellow	IIle	IIle	2385	51		5	135	32	
1838	Sidney loam, 3 to 6 percent slopes	14.7	4.7%	Yellow	IIle	IIle	2270	56		4.6	125	30	
1840	Sidney-Canyon loams, 3 to 9 percent slopes	5.2	1.7%	Orange	Vs	IVe	2062	40		3.2	100	25	
Weighted Average							2364.4	57.3	0.7	5.5	143.1	39.5	23.7

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