



## KEITH COUNTY DRYCROP & RANGE



Drycrop and rangeland acres with various outbuildings located Northeast of Ogallala, NE.

**MIKE LASHLEY**

Owner|Broker

Mike's Cell: 308-530-0134

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# PROPERTY HIGHLIGHTS

**List Price** **\$425,000**

**Location** 2 miles North and 5 miles East of Ogallala, NE

## Legal Description

All in Township 14 North, Range 38 West of the 6<sup>th</sup> PM, Keith County, Nebraska

Section 30: NW1/4

Section 25: NE1/4, Pt NW1/4

<b>Acres</b>	Drycrop:	212.38±
	Range:	174.80±
	Roads & Home Site:	4.91±
	<b>Total:</b>	<b>392.09±</b>

**Taxes - Estimated** **\$4,142.58**

## Potential Cash Lease Income

\$12,172.80 Drycrop (Currently leased until March 2020)

\$4,500.00 Range lease

**\$16,672 total income**

## Property Summary

This dryland and range combo would make a great hobby farm and ranch operation, or a good adder to an existing operation. The dryland consists of mostly class two soils and the fences around the range are good. By continuing to lease the farm ground and grass the property will generate over \$16,000 income. The home site has a mobile home with various outbuildings, barns, pens, and shelters. The current owners have been utilizing it as a dog breeding operation, but it would lend itself to numerous types of animal husbandry and 4-H projects. This property is close to good schools and great amenities in Ogallala, and a short drive from Lake McConaughy and all the recreation it has to offer. Some shelters and pens will not stay, please inquire with Broker. Possession of the crop and pasture would be available for 2020. Notice will need to be given to the tenant prior to September 1, 2019. The Tenant has a 30 day First Right of refusal.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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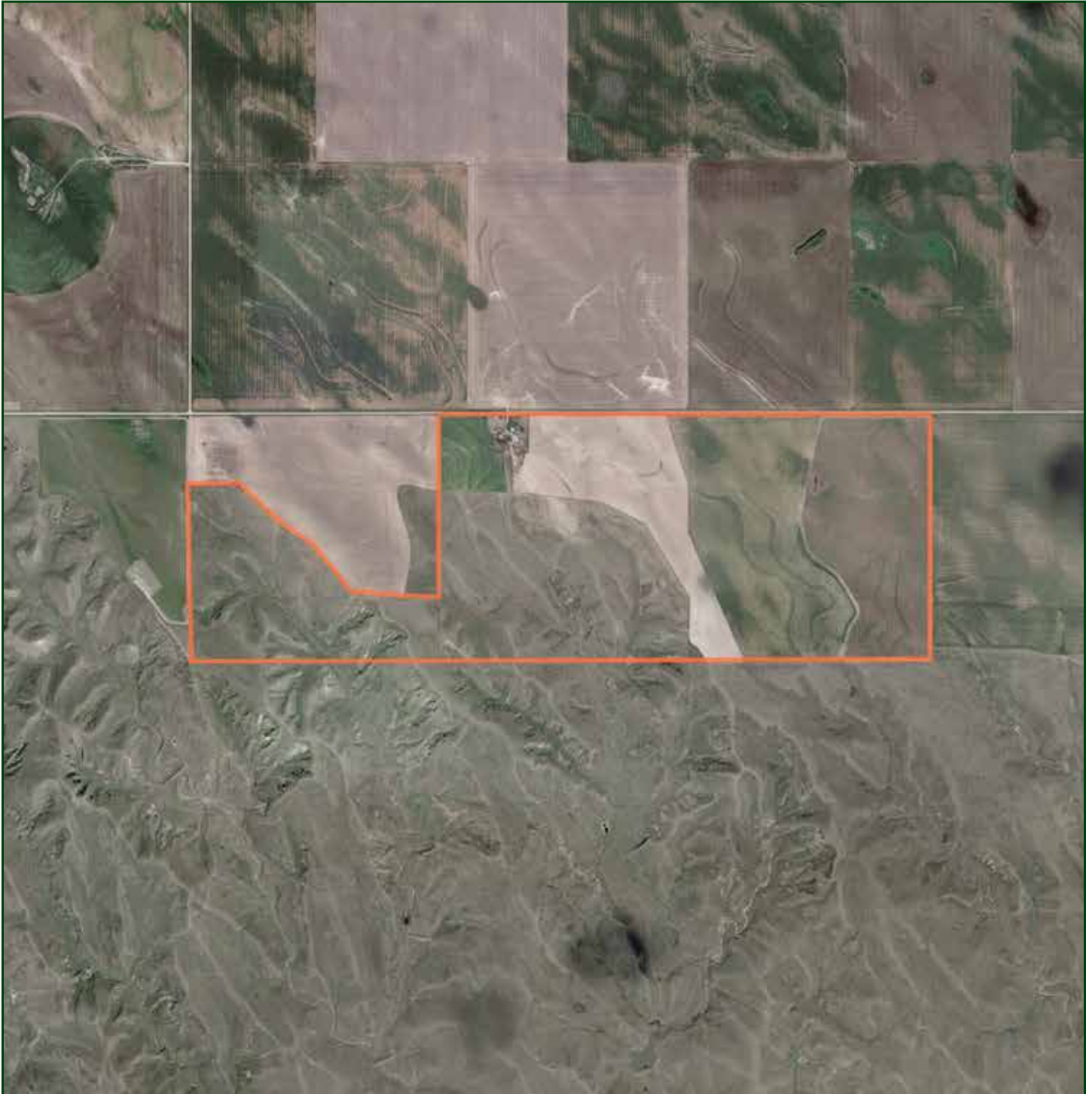
# LOCATION MAP



Boundary lines are estimates - Map for illustration only



# AERIAL MAP



**Boundary lines are estimates - Map for illustration only**

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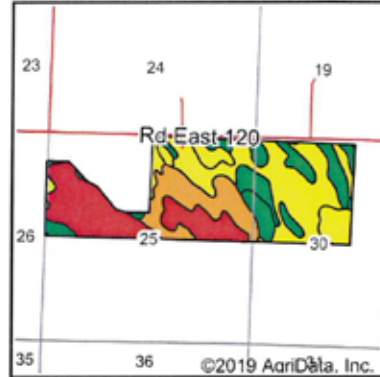
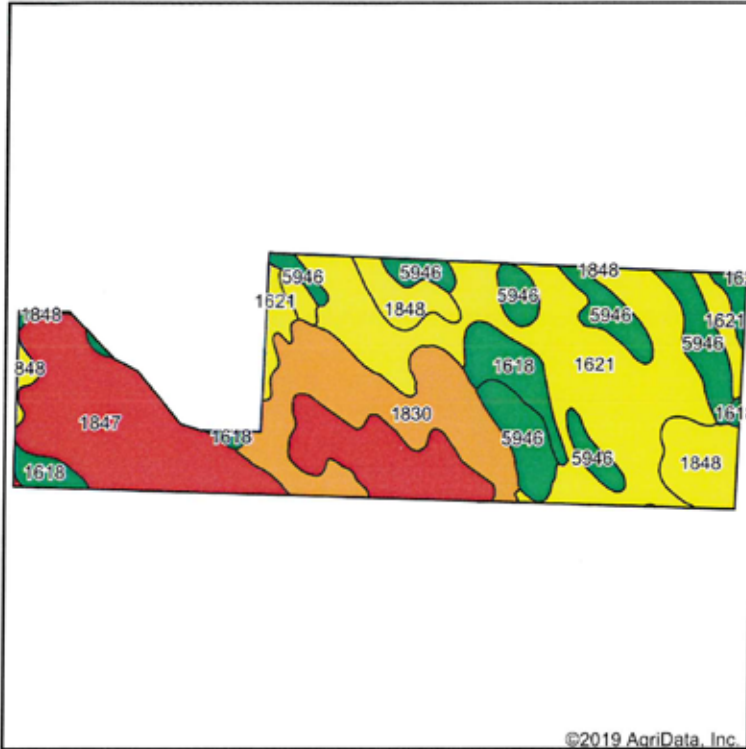
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# SOIL MAP

## Soils Map



State: **Nebraska**  
 County: **Keith**  
 Location: **30-14N-37W**  
 Township: **Logan**  
 Acres: **383.34**  
 Date: **5/23/2019**



Soils data provided by USDA and NRCS.

Area Symbol: NE101, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Winter wheat	Winter wheat fallow	*n NCCPI Soybeans	
1621	Keith loam, 3 to 6 percent slopes	118.52	30.9%		IIIe	IIIe	63	31		47	
1847	Sulco loam, 30 to 60 percent slopes	95.65	25.0%		VIIe		2			6	
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	60.27	15.7%		VIe		38	2		24	
5946	Duroc silt loam, 1 to 3 percent slopes	54.17	14.1%		IIe	IIe	57	41		51	
1848	Sulco loam, 6 to 9 percent slopes	32.91	8.6%		IVe	IVe	40			40	
*n The aggregation method is Weighted Average Using major components		2.82			IIe	IIe	65		40	55	
*c: Using Capabilities Class Dominant Condition Aggregation Method											
<b>Weighted Average</b>								<b>41.1</b>	<b>15.7</b>	<b>2.3</b>	<b>*n 33.6</b>

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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

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