



KEYA PAHA COUNTY GRASS

440± acres of Sandhills pasture located NW of Springview, NE

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com

PROPERTY HIGHLIGHTS

List Price	\$660,000
Location	13 miles NW of Springview
Legal Description	N/2,NW4SE/4, N/2SW/4, 440 Acres 13-34-22
Acres	440±
Taxes - Estimated	\$2,214.98

Property Summary

Keya Paha County Grass consists of 440+/- acres of good quality sandhills pasture. This property is less than 13 miles Northwest of Springview with all but 1.5 miles of it being paved. There is 1 windmill with 1 tank and both have been well maintained. The West fence is new, and the other boundary fences are in good condition. The tenant grazes 45 pair for the 5-month grazing season. This is a great opportunity to add on to your current operation or would make a nice building site.

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.

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



Boundary lines are estimates - Map for illustration only

APRIL GOOD

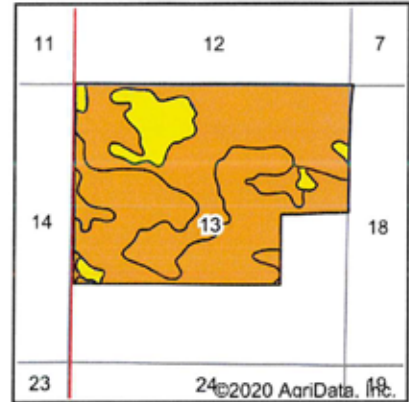
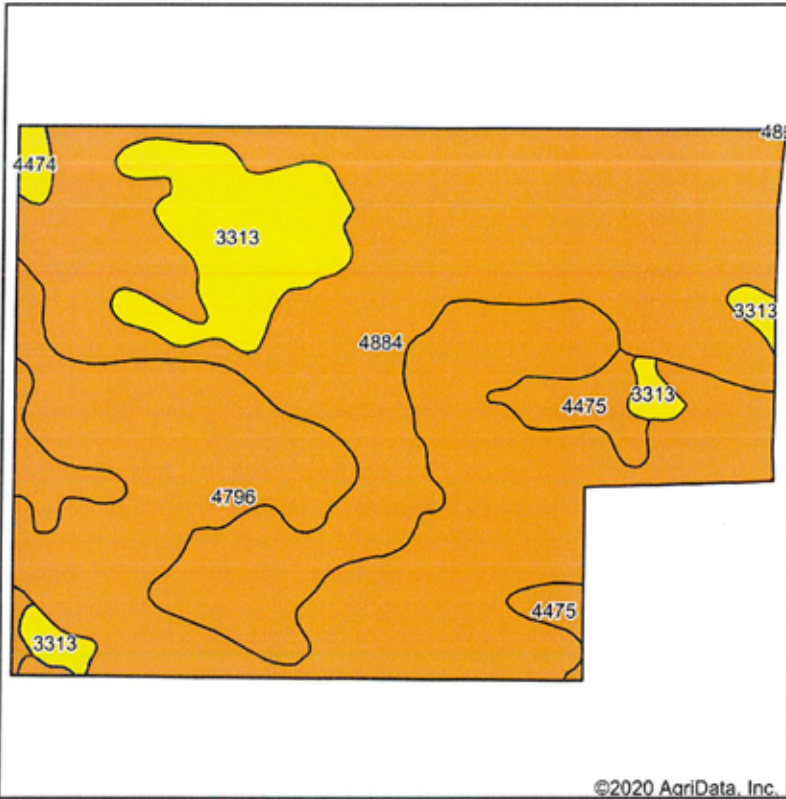
Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com

SOIL MAP

Soils Map



State: **Nebraska**
 County: **Keya Paha**
 Location: **13-34N-22W**
 Township: **Garfield**
 Acres: **418.83**
 Date: **10/27/2020**



Soils data provided by USDA and NRCS.

Area Symbol: NE103, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Corn	Winter wheat	*n NCCPI Soybeans	
4884	Valentine-Longpine complex, rolling	193.98	46.3%		Vle		16				17	
4796	Valentine fine sand, 9 to 25 percent slopes	168.68	40.3%		Vle						16	
3313	Ronson-Longpine fine sandy loams, 0 to 2 percent slopes	40.90	9.8%		Ille	Ille	16	2	10	8	25	
4475	Duda loamy fine sand, 3 to 6 percent slopes	12.60	3.0%		Vle	IVe	20	2	18	13	19	
4474	Duda loamy fine sand, 0 to 3 percent slopes	2.67	0.6%		IVe	IVe	21	2	20	15	19	
Weighted Average								9.7	0.3	1.6	1.3	*n 17.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



APRIL GOOD
Associate Broker
April's Cell: 402-322-0770
Email: april@lashleyland.com

PROPERTY IMAGES





THE REAL ESTATE EXPERTS YOU CAN TRUST

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen,
April Good, Mahaila Botts, Steve Farris, Jon Farley,
Bryan North, Tami Timmerman-Lashley,
Randy Helms, Dodi Osburn, and Liz Skov

Like us on Facebook

[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

APRIL GOOD

Associate Broker

April's Cell: 402-322-0770

Email: april@lashleyland.com