

# Champion Land

## FARM ♦ RANCH ♦ RECREATIONAL

615 South Beltline Hwy West, Scottsbluff, NE 69361  
308.633.4669

## Two Section Banner County Farm/Ranch for Sale:

**OWNERS:** Sylvia Soule Trust

**PROPERTY DESCRIPTION:** Combination pasture and dryland property with 810 acres of dryland and 448 acres of pasture in two full sections. The dryland is available for full possession in 2018, with no growing crops at this time. The pasture is also available for 2018, and has good clean hard grass cover, cattle tight fencing, and a well. There is an old building site near the center of the property with a large Quonset, old barns, sheds, and corral, and large trees for live-stock protection.

**PRICE:** \$595,000.00.

**LOCATION:** From Harrisburg turn on four lane Highway 71, 6 miles south to County road 29, and one mile south.

### **BUILDING IMPROVEMENTS:**

- ◇ Older set of buildings in good condition includes 100'x40' steel Quonset with concrete floor, strait older barn, old small barn & corrals, other old outbuildings and uninhabitable house.

### **TAXES:**

- ◇ Banner County: 2017: \$8,079.46
- ◇ Assessed Value: \$564,554.00

**LISTING AGENT:** John Molko for Champion Land. The above information is from sources considered to be reliable, but is not guaranteed. Prospective buyers should personally verify to their own satisfaction. Fences, roads, ditches, maps, or any other apparent boundaries or acreage representations are not warranted, nor will a survey of the Property be provided. Prospective buyers should personally verify any information they hold in question.



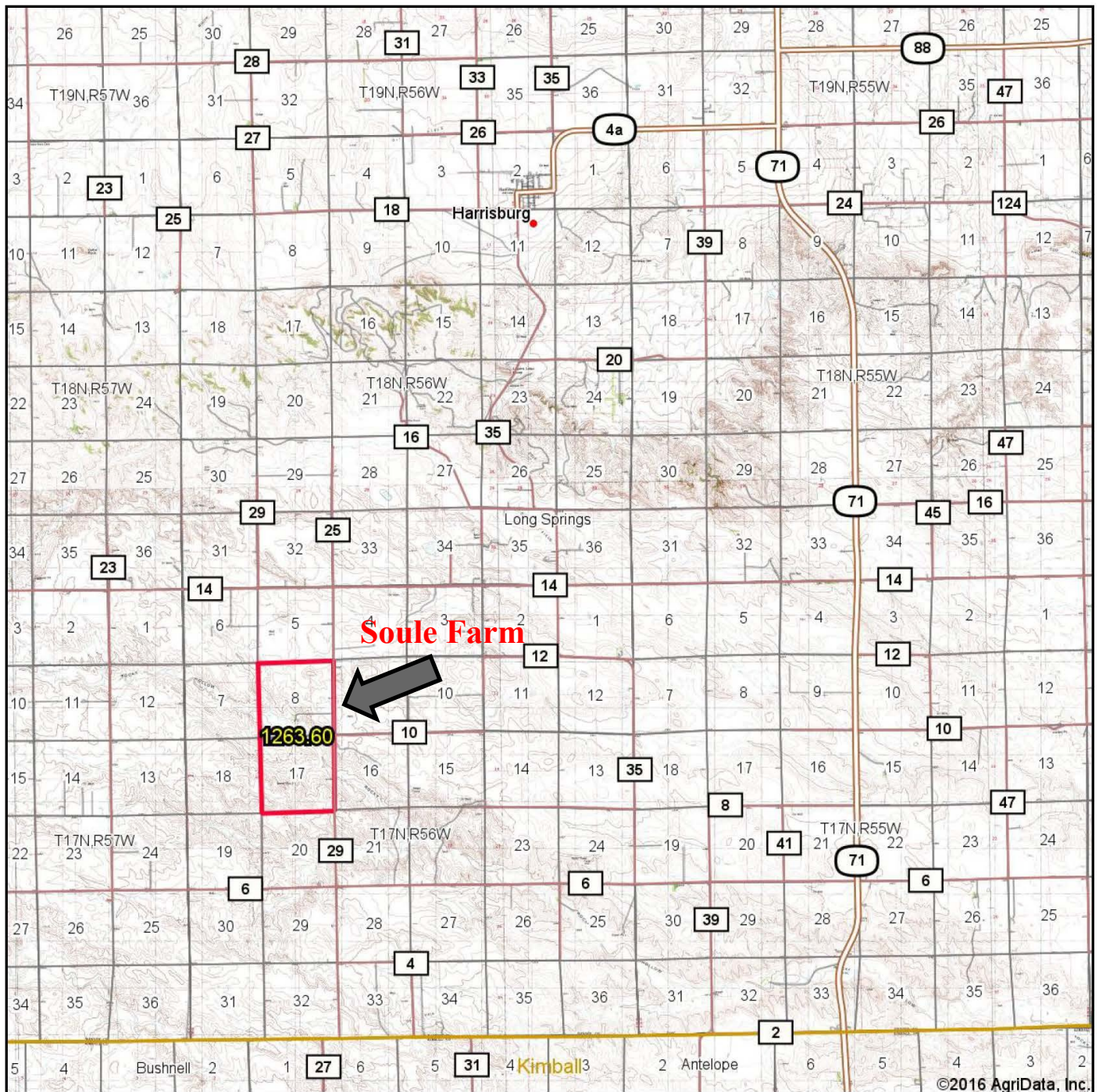


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## Location Map:



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map center: 41° 29' 12.98, -103° 44' 13.33

0mi 2.1mi 4.1mi

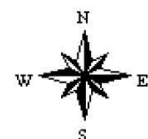
**35-18N-56W**  
**Banner County**  
**Nebraska**

Maps Provided by:



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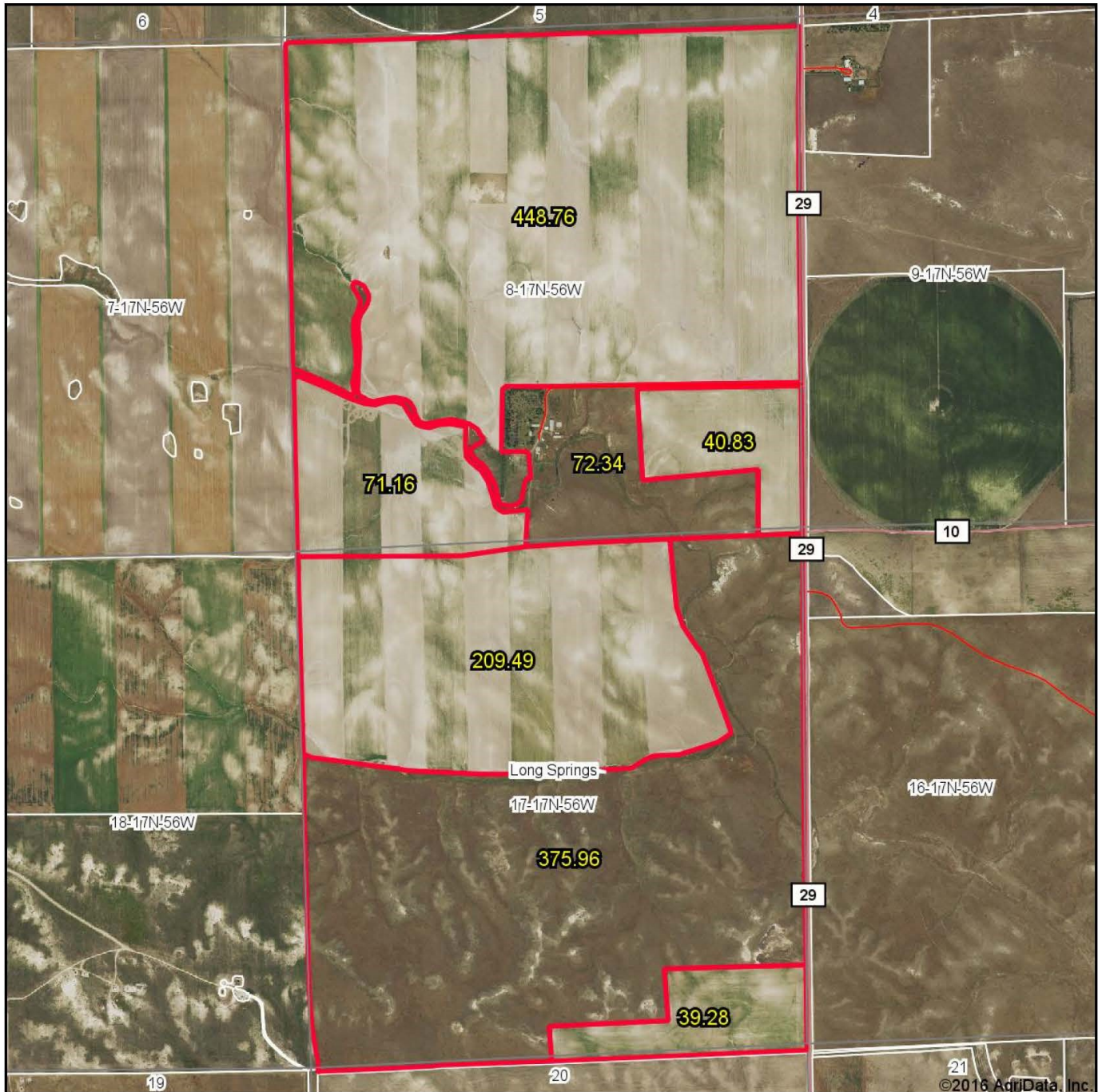


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## Aerial Map



**Champion**  
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Maps Provided By:

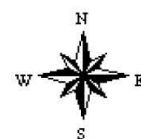


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map center: 41° 27' 5.13, -103° 48' 9.96

**17-17N-56W**  
**Banner County**  
**Nebraska**

0ft 1598ft 3196ft

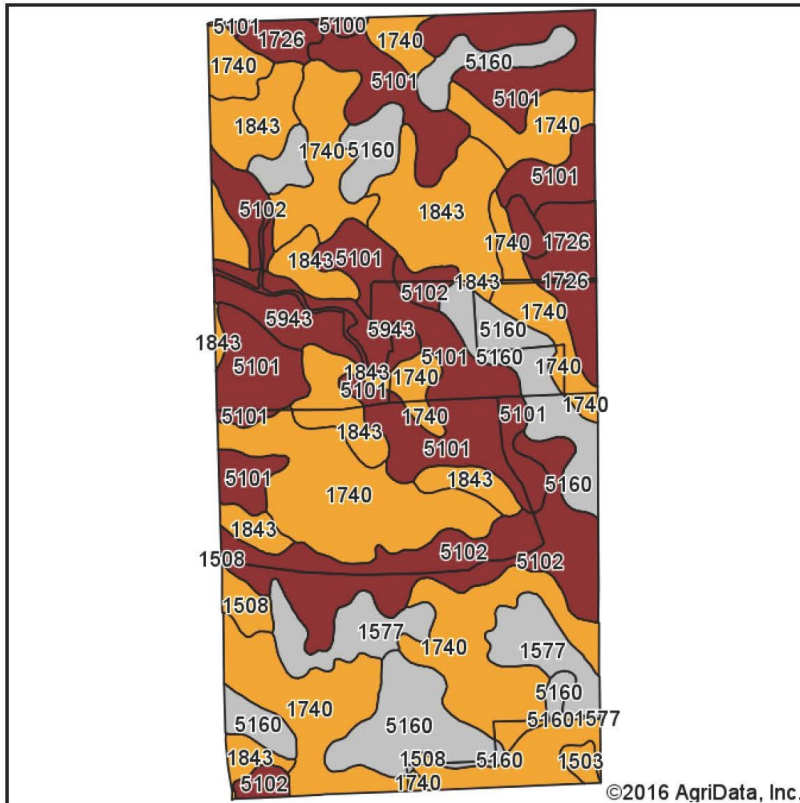


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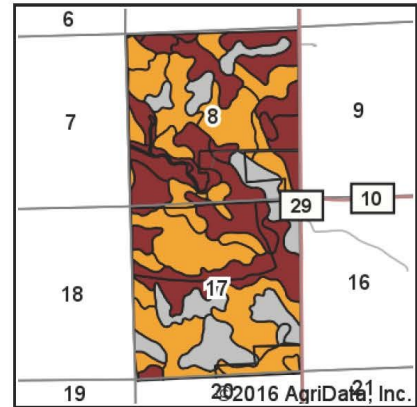
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## Soils Map



Soils data provided by USDA and NRCS.

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State: **Nebraska**  
 County: **Banner**  
 Location: **17-17N-56W**  
 Township: **Long Springs**  
 Acres: **1257.82**  
 Date: **9/9/2016**

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Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE007, Soil Area Version: 20

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 Irrigated	Dry beans Irrigated	Corn Irrigated	Winter wheat
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	356.40	28.3%		IVe	IIle	1300	20	4	26	112	26
5101	Alliance loam, 1 to 3 percent slopes	246.30	19.6%		IIle	Ile	1693	56	6	36	140	38
1843	Sidney-Canyon loams, 6 to 9 percent slopes, eroded	161.47	12.8%		IVe	IVe	1180	27	3	26	95	20
5160	Canyon-Sidney loams, 9 to 20 percent slopes, eroded	158.45	12.6%		VIIs		1020	18				
5102	Alliance loam, 3 to 6 percent slopes	134.70	10.7%		IIle	IIle	1700	54	5	34	125	34
1577	Eckley gravelly sandy loam, 3 to 30 percent slopes	58.60	4.7%		VIIs		1200	25				
5943	Duroc loam, 1 to 3 percent slopes	45.14	3.6%		IIle	Ile	1693	52	6	38	140	39
1726	Rosebud loam, 1 to 3 percent slopes	44.24	3.5%		IIle	IIle	1693	31	5	34	130	35
1508	Altvan-Eckley complex, 3 to 9 percent slopes	38.30	3.0%		IVe	IVe	1500	35	4	24	95	17
5942	Duroc loam, 0 to 1 percent slopes	6.46	0.5%		IIIc	Iw	2089	53	6	40	149	42
1503	Altvan loam, 3 to 6 percent slopes	4.75	0.4%		IVe	IVe	1700	40	4	28	112	24
5100	Alliance loam, 0 to 1 percent slopes	3.01	0.2%		IIIc	Iw	1693	58	6	40	144	40
Weighted Average							1405	33.9	3.8	25.1	98.8	24.6



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*Photos:*

