

# LAND FOR SALE

## Brule Pivot

### Location:

Three miles south of Brule, Nebraska I-80 interchange on County Road West I.

### Legal Description:

Tract in E1/2 Section 5-T12N-R40W of the 6th P.M., Keith County, NE.

### Acres:

111.14 tax assessed acres

### Taxes:

2016 taxes payable in 2017- \$5,288.16

### Land Use:

Center pivot irrigated ground currently planted to winter wheat.

### FSA Info:

119.2 acres cropland; Corn Base 54.2 Ac at 118 Bu Yield, Wheat Base 5.1 Ac at 35 Bu Yield. Enrolled in ARC County program.

### Water:

NE Well Reg. #G-062949. Well drilled in 1979; set up at that time to pump 885 GPM from 200' with well drilled to 260'. Shows 105.35 Certified Irrigated Acres in Twin Platte NRD.

### Soils:

19.4% Class I Duroc loams, 49.7% Class II & III Santanta loams and 30.9% Class IV Santanta-Dix complex.

### Improvements & Equipment:

7 tower Lockwood pivot with new updates (Valley gear boxes and Zimmatic long-span guidance system) and lo-pressure drops, Cummins diesel engine, 125 HP gearhead, WLR irrigation pump and 1,500 gallon fuel tank.

### Price:

**\$600,000**

### Comments:

This is a good pivot with good production records. Currently planted to winter wheat. Excellent access on county gravel road. Seller will let wheat pass with property and/or will lease property back from Buyer.

### Contact:

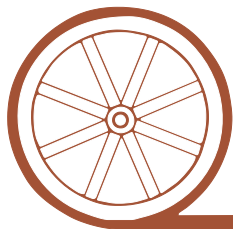
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**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Mike Polk,**  
*Listing Agent*

*Offered Exclusively By:*



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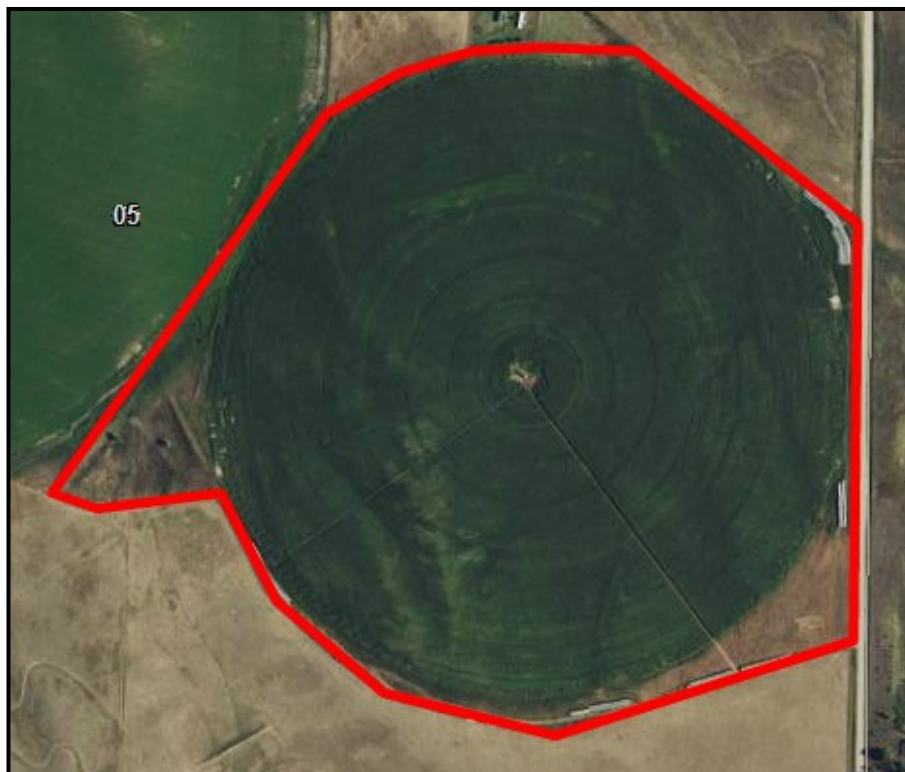
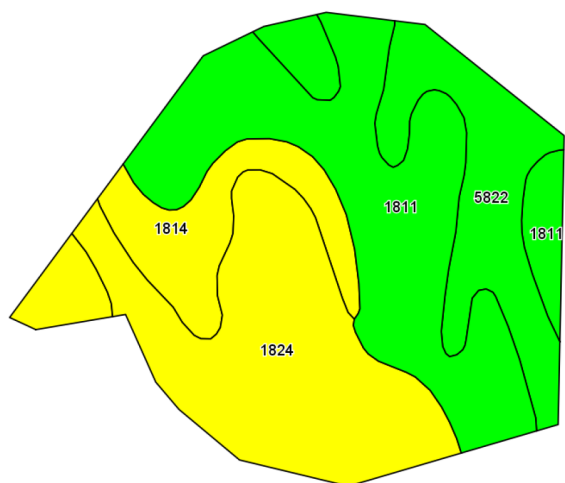
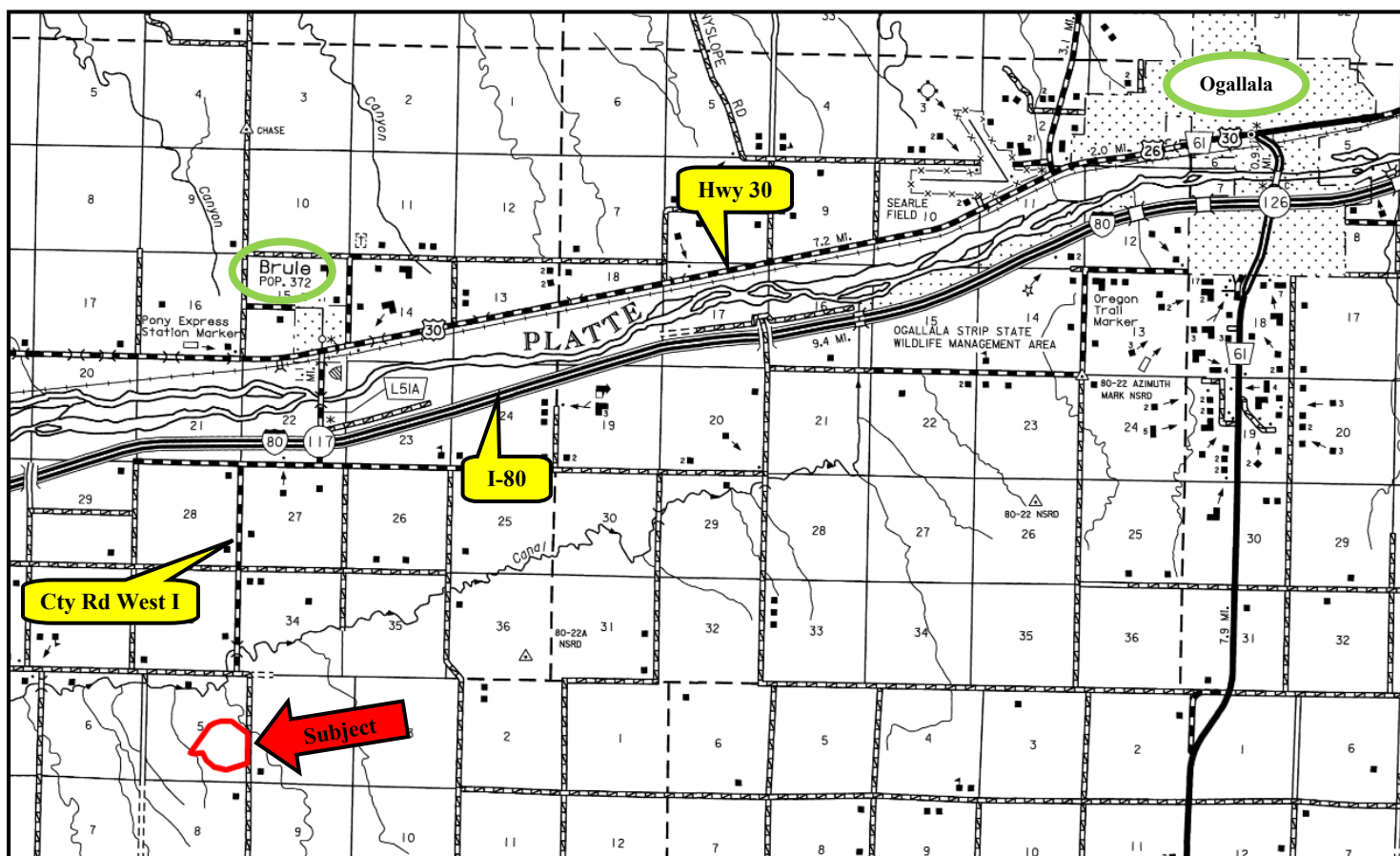
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1811	Satanta loam, 1 to 3 percent slopes	41.18	36.5%		Ile	Ile
1824	Satanta-Dix complex, 3 to 9 percent slopes	34.68	30.7%		IVe	IVe
5822	Duroc loam, terrace, 0 to 1 percent slopes	21.12	18.7%		IIc	I
1814	Satanta loam, 3 to 6 percent slopes	15.91	14.1%		IIle	IIle