

LAND FOR SALE

Ogallala Gravity Irrigated Farm



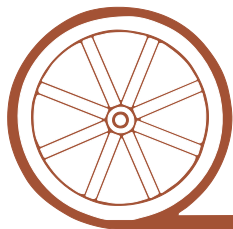
- Location:** Property is located south of the Ogallala, Nebraska I-80 interchange 1/2 mile, then west 1 mile on Road West 80.
- Legal Description:** Pt. E1/2 Section 13-T13N-R39W of the 6th P.M., Keith County, Nebraska.
- Acres:** 167.94 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$9,401.48
- Land Use:** Property includes 130 acres gravity irrigated cropland, 29 acres dryland cropland and 8 acres of winter rangeland.
- FSA Info:** Corn base: 148.9 acres @ 128 bushels; Wheat base 7.8 acres @ 40 bushels
- Water:** Irrigation well registration: G-129232; TPNRD Certified Irrigated acres: 130.17 acres
- Soils:** 61.9% Satanta loam, Class II & III; 26.7% Bayard very fine sandy loam, Class II; 11.4% other
- Equipment:** Irrigation power unit: Isuzu 6 cyl. Diesel with radiator and Murphy gauges, 125 Hp Amarillo gearhead, Sargent pump, underground mainline with risers, and gated pipe.
- Price:** ~~\$650,000~~ **Price Reduced! \$640,000**
- Comments:** Very productive gravity irrigated farm near Ogallala. Excellent tenant and community.
- Contact:** **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Don Walker, Mike Polk, Chase Dodson, John Childears, Jerry Weaver,
Brian Reynolds, Tony Eggleston



Bruce Dodson,
Listing Agent

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Offered Exclusively By:

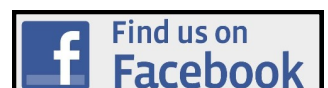


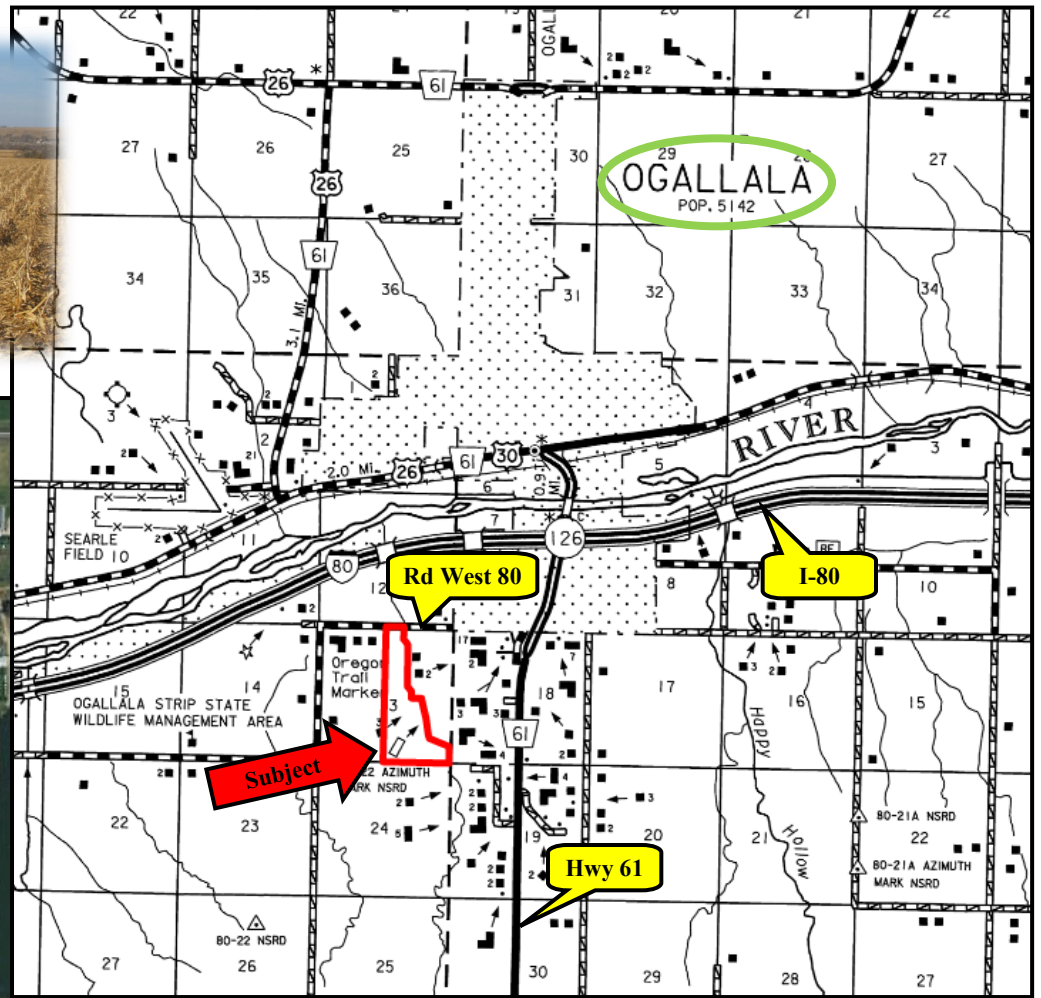
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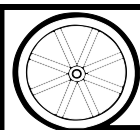
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1814	Satanta loam, 3 to 6 percent slopes	51.1	31.5%		IIIe	IIIe
1811	Satanta loam, 1 to 3 percent slopes	49.2	30.4%		Ile	Ile
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	43.3	26.7%		Ile	Ile
1824	Satanta-Dix complex, 3 to 9 percent slopes	14.8	9.1%		Vs	IVe
1010	Bankard loamy sand, channeled, frequently flooded	3.7	2.3%		Vlw	



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