

LAND FOR SALE



Saline County Farm

LOCATION: ½ mile south of Highway 33 at the corner of Road E and County Road 1300, just west of Dorchester, Nebraska.

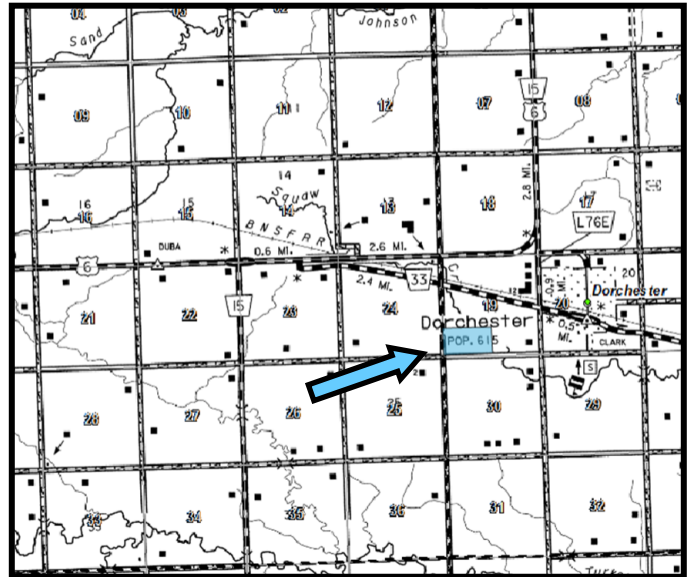
LEGAL DESCRIPTION: The South Half of the Southwest Quarter (S ½, SW ¼) of Section Nineteen (19), Township Eight (8) North, Range Three (3) East of the 6th P.M., Saline County, Nebr. [73.85 tax assessed acres.]

COMMENTS: Exceptional, level farm with high-quality soils and abundant water. Great access to competitive grain markets.

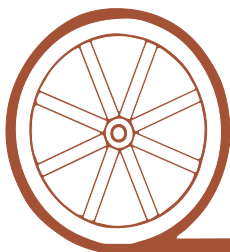
NATURAL RESOURCE DISTRICT: Lower Big Blue Natural Resource District. This farm is not subject to pumping restrictions.

LIST PRICE: **\$665,000.00**

CONTACT: Adam D. Pavelka, Listing Agent
(402) 519-2777
adam@agriaffiliates.com



Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

HASTINGS OFFICE
P.O. Box 519

747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519

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**IRRIGATION
INFORMATION:**

Well Registration: G-055655
Well Depth: 299 feet
Pumping Level: 104 feet
Gallons/minute: 1250 gpm
Pump: Western Land Roller

Completion Date: 11/16/1976
Static Water Level: 94 feet
Column: 8 inches
Electric Motor: 50hp U.S. Motors

**PROPERTY
DESCRIPTION:**

Great producing, gravity-irrigated farm with pivot or drip-tape potential. Would be an excellent addition to a farmer or investor portfolio.

**FARM SERVICE AGENCY
INFORMATION:**

Total Cropland: 71.54 acres
Government Base Acres: Corn—71.4 acres

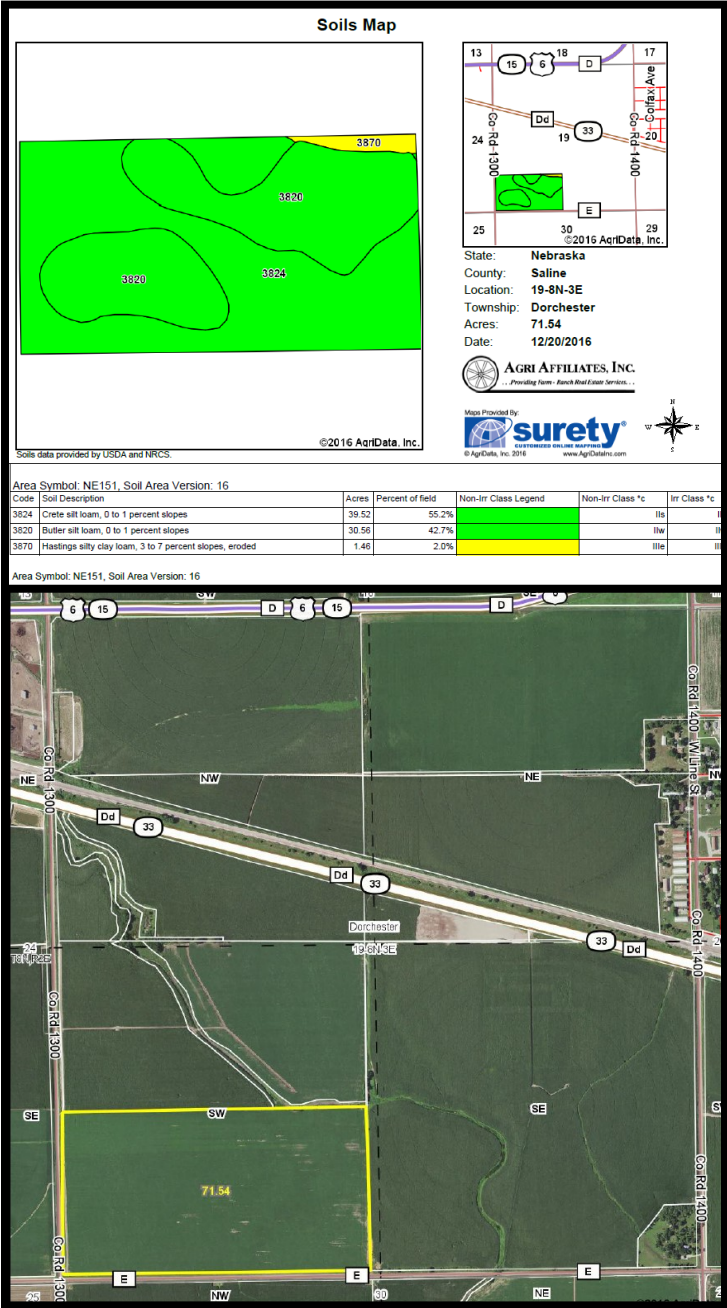
PLC Yield: Corn—179

All base acres are enrolled in ARC-CO.

SOILS: Primarily Crete and Butler Silt Loam with 0 –1% slopes.

**REAL ESTATE
TAXES:** 2016 Real Estate Tax - \$5,312.94

POSSESSION: This farm is not under lease for the 2017 cropping season.





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