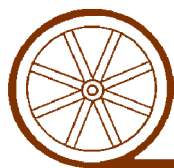


# LAND FOR SALE

## BINGO FARMS PIVOT & PASTURE

- LOCATION:** 1 mile west of Huntley, NE on paved and gravel roads.
- LEGAL DESCRIPTION:** NE1/4 and E1/2 SE1/4 Section 23-T3N-R18W of the 6th P.M., Harlan County, Nebraska
- PROPERTY DESCRIPTION:** Harlan County Assessor indicates a total of 240.0 acres. Farm consists of pivot irrigated and dry cropland with pasture.
- FARM SERVICE AGENCY INFO:** Total Cropland - 174.98 acres  
Government Base Acres - Wheat, 3.6 acres with PLC yield of 44 bu/acre  
Corn, 93.4 acres with PLC yield of 131 bu/acre  
Soybeans, 63.8 acres with PLC yield of 54 bu/acre
- SOILS:** Cropland soils consists primarily of Class II Holdrege silt loam, with lesser amounts of Coly, Uly, and Nuckolls silt loams. Pasture soils consist of Holdrege, Coly, Uly, and Nuckolls silt loams, with slopes of 1-30%.
- IRRIGATION INFORMATION:**
- |  |           |              |
|--|-----------|--------------|
| Well Registration  | G045592   |              |
| Completion date  | 6/27/1975 | at 1,100 gpm |
| Well Depth   | 279'      |              |
| Static Water Level   | 145'      |              |
| Pumping Level  | 200'      |              |
| Column   | 9"        |              |
| Pump - Western Land Roller   |           |              |
| Gearhead - Amarillo, 100 hp  |           |              |
| Power Unit - SRC natural gas motor   |           |              |
| Pivot - Reinke Electrogator Model 65G, 8 tower with drop nozzles   |           |              |
| Water is delivered via underground pipe to the pivot point, and to a riser located along the west boundary, which provides for gravity irrigation of the northwest pivot corner. |           |              |
- NATURAL RESOURCE DISTRICT INFO:** Farm is located in the Lower Republican Natural Resource District and is subject to irrigated acre certification, and water allocation. The farm contains 167.9 certified irrigated acres, and there is a 24.84 inch water carryover on remaining 2013-2017 allocation term.

*Offered Exclusively By:*



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**(308) 234-4969**

Fax (308) 236-9776

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



## LIVESTOCK

**WATER & FENCING:** Pasture border fencing consists of four strand barb wire on wooden posts, while livestock water is provided by a dam and a well equipped with a solar pump.

## REAL ESTATE

**TAXES:** 2016 Real Estate Tax - \$6,444.94  
2016 Occupation Tax - \$1,679.00

**LIST PRICE:** \$1,105,000.00 Cash

**COMMENTS:** This is a very productive farm located in a strong farming community. There is 37.0 acres of growing wheat. Buyer to receive Seller's 1/3 share.

**CONTACT:** Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com  
Bryan Danburg, and Kent Richter, Sales Associates



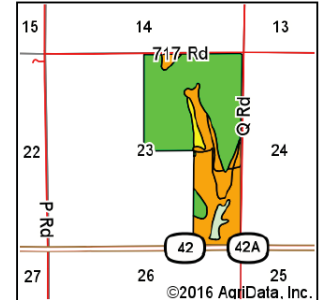
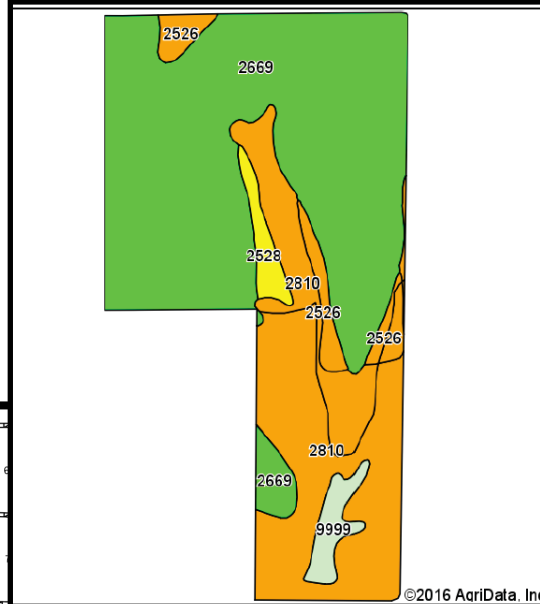
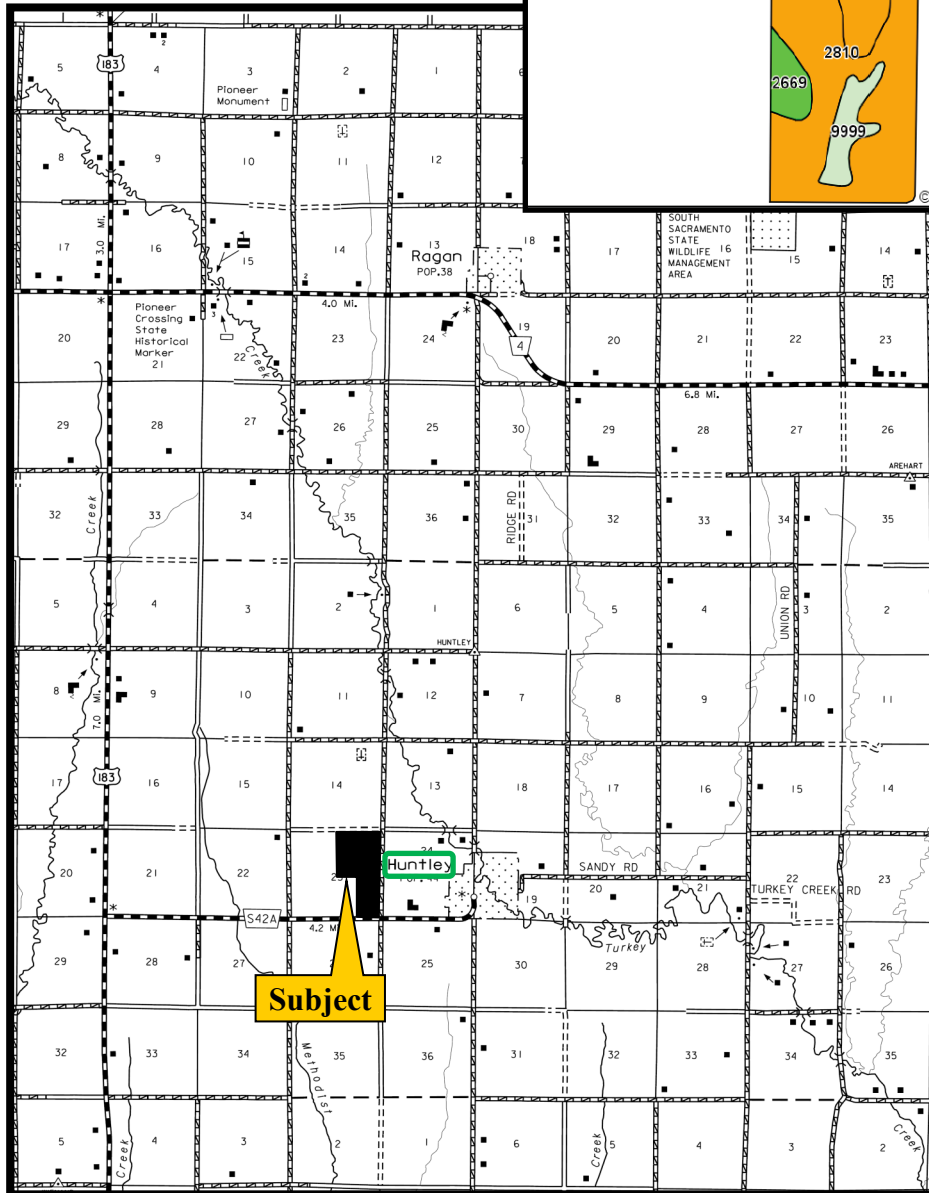
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Area Symbol: NE083, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	145.50	61.6%		Ile	Ile	71
2810	Uly and Coly silt loams, 11 to 30 percent slopes	69.61	29.5%		Vle		34
2526	Coly and Nuckolls silt loams, 11 to 30 percent slopes, eroded	10.49	4.4%		Vle		34
9999	Water	5.63	2.4%				
2528	Coly and Uly silt loams, 3 to 11 percent slopes, eroded	4.96	2.1%		IVe	IVe	57
<b>Weighted Average</b>							<b>56.5</b>

# **BINGO FARMS PIVOT & PASTURE HARLAN COUNTY**



State: **Nebraska**  
County: **Harlan**  
Location: **23-3N-18W**  
Township: **Washington**  
Acres: **236.19**  
Date: **9/23/2016**



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