

LAND FOR SALE

FAVINGER FARM KEARNEY COUNTY, NE

**PRICE
REDUCED**

LOCATION: From Minden, 1 1/2 miles east on State Highway 74.
Located on the corner of State Highway 74 and 34 Road.)

LEGAL DESCRIPTION: NE1/4 Section 17-T6N-R14W of the 6th P.M., Kearney, County, Nebraska

PROPERTY DESCRIPTION: Kearney County Assessor indicates a total of 159.76 acres. The farm consists of a good quality pivot irrigated quarter with gravity irrigated and dry crop corners along with building improvements.

FARM SERVICE AGENCY INFORMATION: Total Cropland - 153.82 acres
Government Base Acres - Wheat 10.1 with PLC Yield of 38 bu/acre
Corn 92.3 with PLC Yield of 180 bu/acre, Soybeans 45.3 with PLC Yield of 49 bu/acre

IRRIGATION INFORMATION:

West Well		North Well	
Well Registration	G073826	Well Registration	G030635
Completion Date	5/29/1991 at 1200gpm	Completion Date	6/28/1988 at 1100 gpm
Well Depth	185'	Well Depth	210'
Static Water Level	84'	Static Water Level	87'
Pumping Level	122'	Pumping Level	107'
Column	8"	Column	8"
Pump - Lane Boller		Pump - Fairbanks Morris	
Gearhead - Amarillo 80 hp		Gearhead - US Motors 90 hp	
Power Unit - Chevy Model 454 propane		Power Unit - Chevy Model 350 natural gas	
Pivot - 7 tower Zimmatic with drops. (New in 2001)			

Additional Irrigation Equipment: 2,760' of 8" aluminum irrigation pipe, 1,740' of 8" plastic irrigation pipe

Offered Exclusively By:



AGRI AFFILIATES, INC.

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KEARNEY OFFICE

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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.



Farm contains a water right from Sand Creek. Appropriation #16513, Rate 0.37 cfs.

**NATURAL RESOURCE
DISTRICT
INFORMATION:**

Farm is located in the Tri-Basin Natural Resource District, and contains 154.79 certified irrigated acres.

SOILS:

Soils consist of very productive Class I Holdrege silt loam with lesser amounts of Class II, III and IV Holdrege, Hobbs, Coly and Uly silt loams.

BUILDING IMPROVEMENTS:

A 30x80 metal covered storage building and 3 grain storage bins having a total capacity of 22,000bu of corn.

REAL ESTATE TAXES:

2015 Real Estate Tax - \$9,647.16

LIST PRICE:

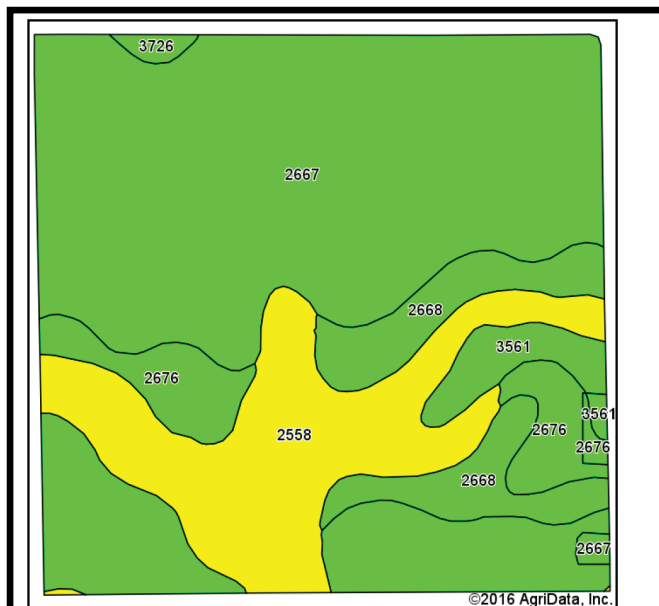
~~\$1,250,000~~ **PRICE REDUCED \$1,250,000**

COMMENTS:

This is a well maintained, productive farm, located in a strong farming community.

CONTACT:

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Bryan Danburg, Kent Richter, John Keeney, and Dave Frost, Sales Associates

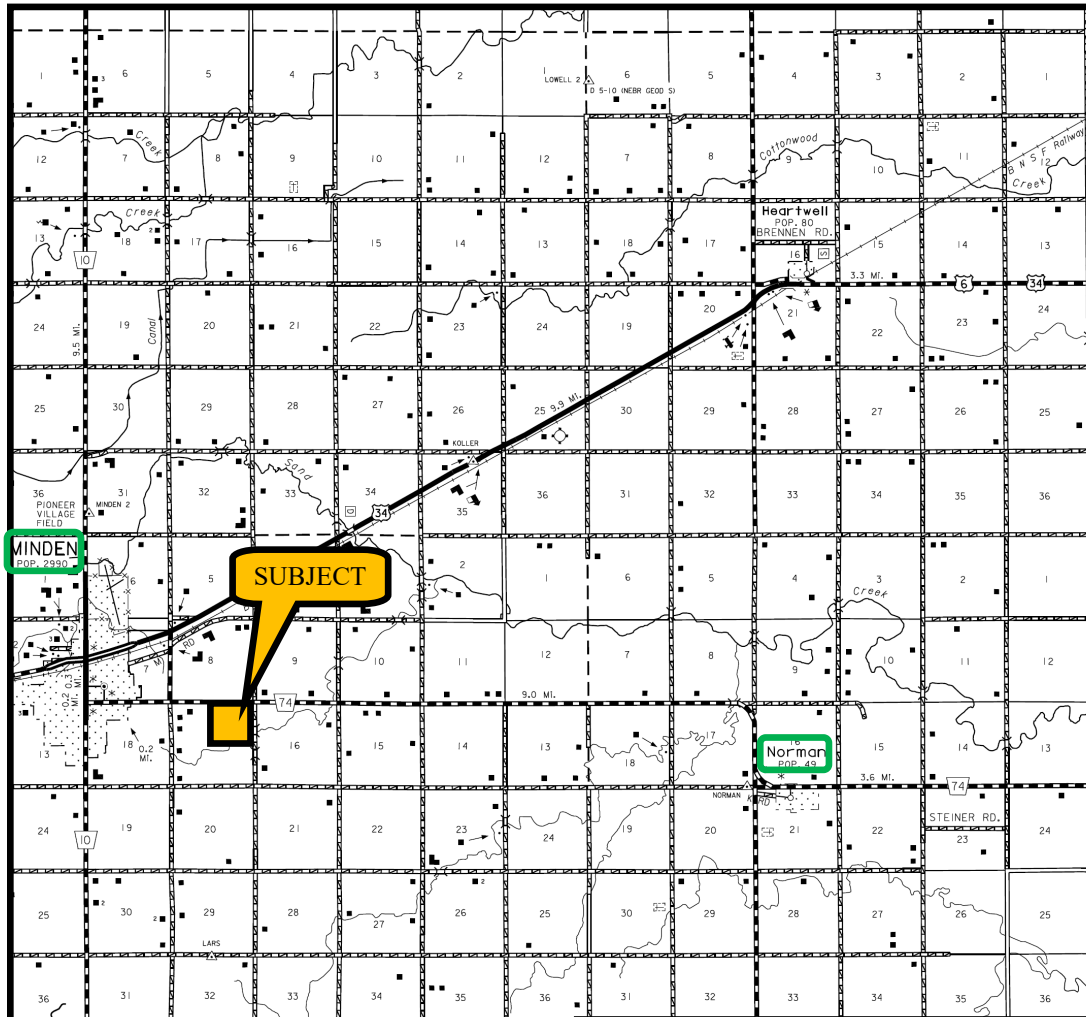


Data provided by SDR and NRC:							
Area Symbol: NE099, Soil Area Version: 17							
Cod e	Soil Description	Acre s	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c	SRP G
2667	Holdrege silt loam, 0 to 1 percent slopes	95.09	61.3%		Ile	Iw	74
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	30.46	19.6%		IVe	IVe	57
2668	Holdrege silt loam, 1 to 3 percent slopes	13.86	8.9%		Ile	Ile	73
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	10.14	6.5%		IIle	IIle	
3561	Hobbs silt loam, occasionally flooded	4.77	3.1%		IIw	IIw	67
3726	Detroit silt loam, 0 to 1 percent slopes	0.83	0.5%		IIc	Iw	69
						Weighted Average	65.5



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FAVINGER FARM KEARNEY COUNTY, NE LOCATION MAP



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