

LAND FOR SALE

Eastern Logan County Pivot



Location:

From Arnold, Nebraska the property is located 6.5 miles west on Hwy #92, then north 1 mile, west .5 mile on CR 40, north 2 miles on Ave 210, east 1 mile on CR 60, then south .5 mile on Ave 220 to the northeast corner of the property.

Legal Description:

SE1/4 Section 9-T17N-R26W of the 6th P.M., Logan County, Nebraska.

Acres/Taxes:

159.98 tax assessed acres; 2015 taxes payable in 2016 - \$3,937.28

Land Use:

The property is comprised of 150 acres of pivot irrigated cropland with 10 acres of corners in dryland cropland.

Water:

Upper Loup NRD reports 159 acres certified irrigated, with no pumping restrictions.

Soils:

All Holdrege and Hord silt loam soils.

Improvements & Equipment:

All new in 2013: Reinke 8 tower center pivot with corner system, Sargent pump, Randolph gear-head, and JD Diesel engine new in 2015. Well Registration G-167339, and pumping 1,000 gpm.

Price:

\$760,000.00

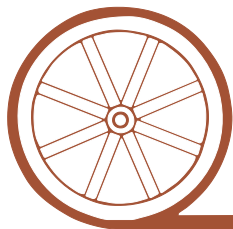
Comments:

Excellent quality farm that is very productive and located in a good farming community.

Contact:

Bruce Dodson, Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, John Childears, Tony Eggleston, Chase Dodson, Brad Adkins, Dallas Dodson

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

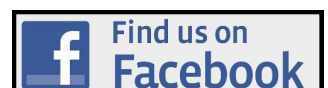
North Platte, NE 69103

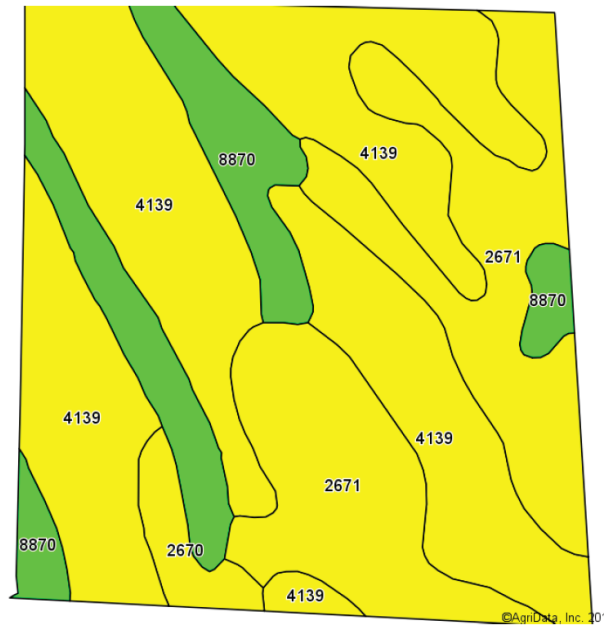
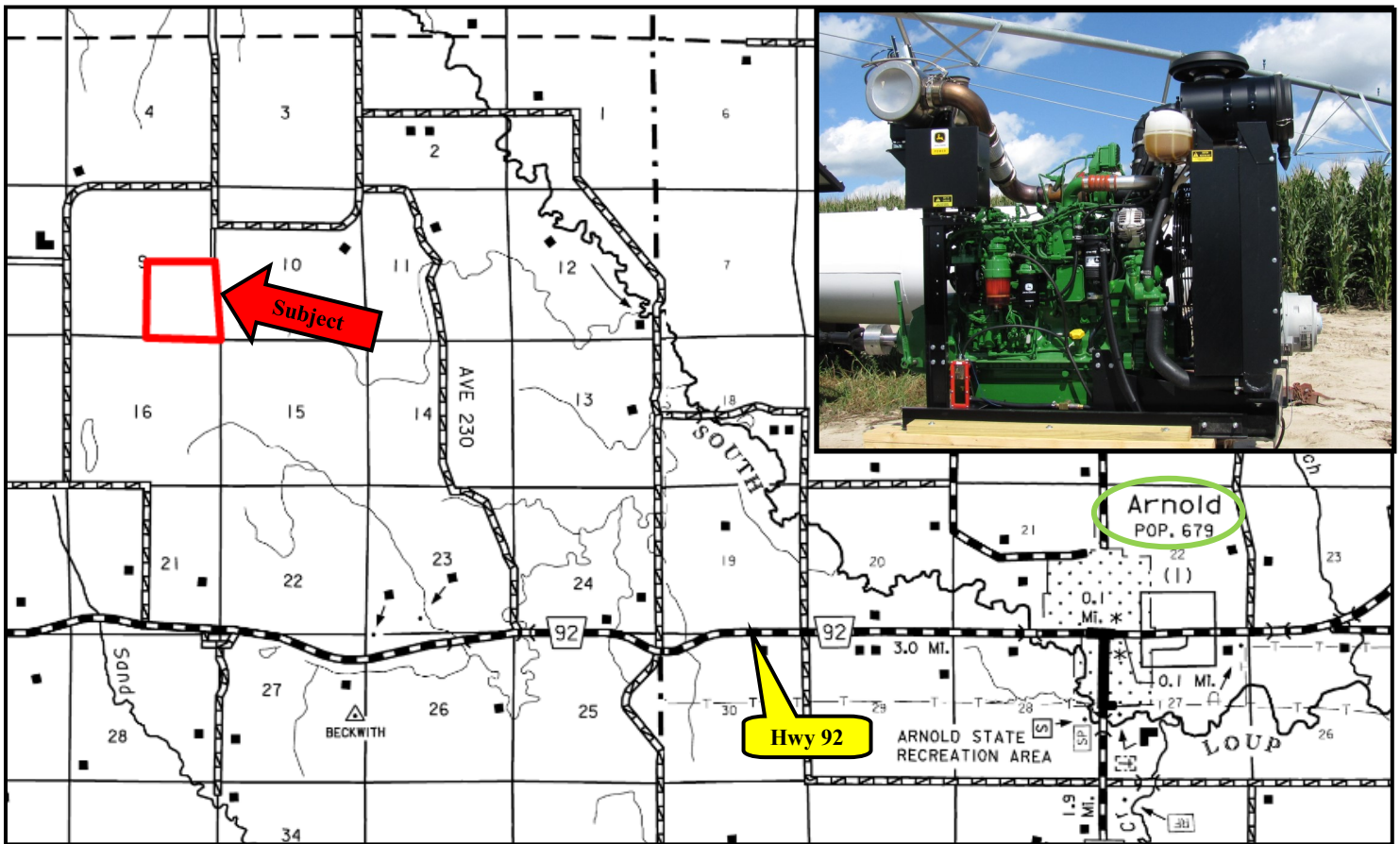
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

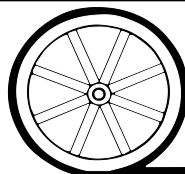
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	83.52	52.3%		IVe	IVe
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	47.94	30.0%		IIIe	IIIe
8870	Hord silt loam, 1 to 3 percent slopes	23.70	14.8%		Ile	Ile
2670	Holdrege silt loam, 3 to 7 percent slopes	4.45	2.8%		IIIe	IIIe

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



AGRI AFFILIATES, INC.

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