

LAND FOR SALE

Garden County Pivot Quarter



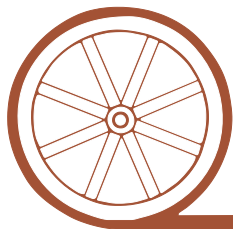
- Location:** 5 miles east of Lisco, Nebraska or 11 miles west of Oshkosh on Hwy 26/92 and then 7 1/2 miles north on County Road 159/161 to County Road 80.
- Legal Description:** SE1/4 Section 32-T19N-R45W of the 6th P.M., Garden County, Nebraska.
- Acres:** 160.72 Tax Assessed Acres
- Taxes:** 2015 Taxes Due in 2016 - \$2,567.52
- Land Use:** Pivot irrigated cropland, currently in corn and beans.
- FSA Info:** 145.10 Ac. Cropland - 85.5 Ac. Corn Base with 176 Bu PLC yield. 16.8 Ac. CRP through September 2023 with Annual Payment of \$575.
- Water:** 127.8 Certified Irrigated Acres in the North Platte NRD. NE Well Reg. #G-059866 - Originally set to pump 1334 GPM from 270 ft. NE Well Reg. #G-172677 - Submersible stock well set up to pump 30 GPM.
- Improvements & Equipment:** 10 tower Zimmatic Pivot, 1 - 125 HP Electric Motor and 1 - Sargent Pump
- Price:** \$475,000
- Comments:** This pivot quarter has good access on county gravel road with a PLC yield of 176 Bu.
- Contact:** Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
Don Walker, John Childears, Tony Eggleston, Chase Dodson,
Jerry Weaver, Bruce Dodson, Roger Luehrs



Mike Polk,
Listing Agent

Agri Affiliates—Providing Farm, Ranch Real Estate Services

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

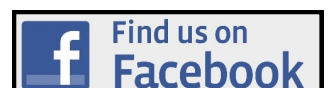
NORTH PLATTE OFFICE

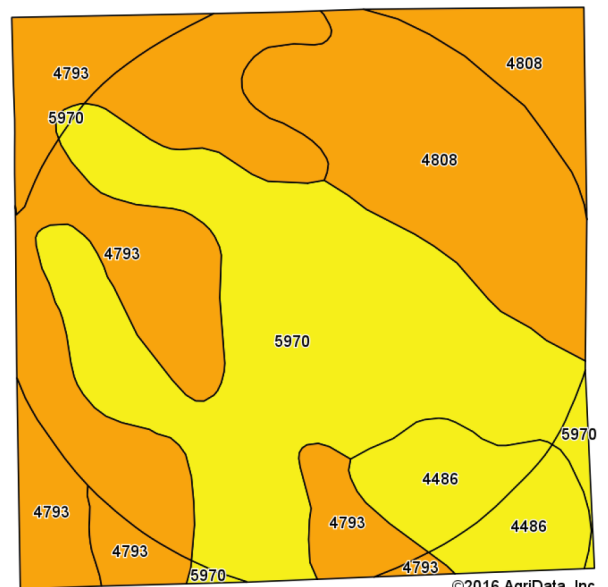
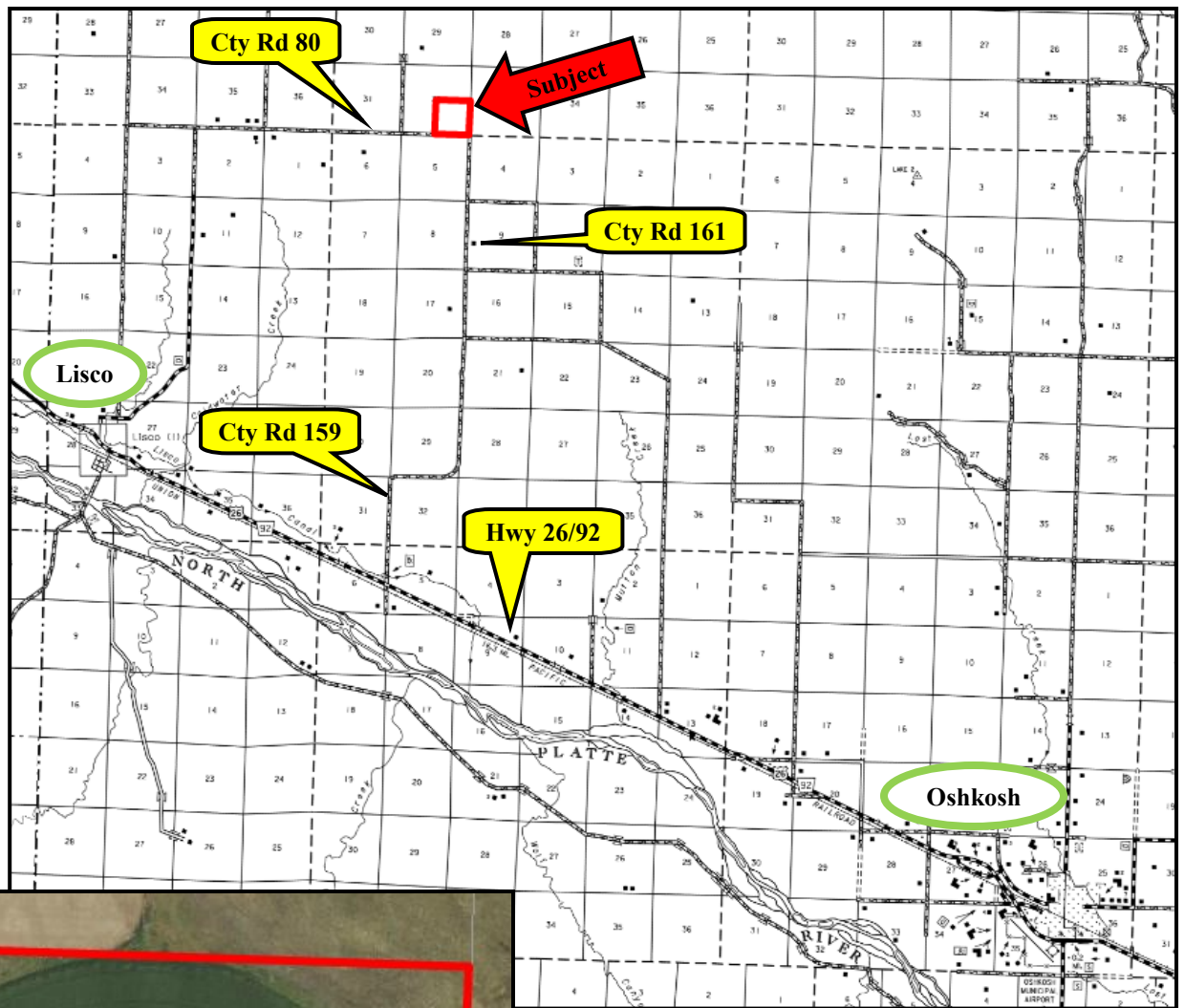
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

(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 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.





©2016 AgriData, Inc.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c
5970	Jayem loamy fine sand, 0 to 3 percent slopes	57.07	36.2%		IVe	IIIe
4793	Valentine fine sand, 3 to 9 percent slopes, dry	51.38	32.6%		VIe	IVe
4808	Valentine fine sand, rolling, 9 to 24 percent slopes, dry	36.13	22.9%		VIe	
4486	Dunday loamy fine sand, 0 to 3 percent slopes, dry	13.05	8.3%		IVe	