LAND FOR SALE

Weissert Farm, Range, & Hunt





LOCATION: West of Elwood, Nebraska, in Frontier and Gosper counties. From the intersection of Highway 23 and

DR 743 just northwest of Elwood, travel 6.3 miles west along DR 743.

LEGAL DESCRIPTION:

The East Half (E1/2) of Section One (1), Township Seven (7) North, Range Twenty-Four (24)

West of the 6th P.M., Frontier County, Nebraska;

The East Half (E1/2) of Section Twelve (12), Township Seven (7) North, Range Twenty-Four

(24) West of the 6th P.M., Frontier County, Nebraska; and

The Southwest Quarter (SW1/4) of Section Six (6), Township Seven (7) North, Range Twenty-

Three (23) West of the 6th P.M., Gosper County, Nebraska.

COMMENTS:

This combination tract offers 791.6 tax assessed acres with 217.10 acres of high-quality, non-irrigated cropland, and 502.5 acres of hard-land range with great grazing and hunting potential.

LIST PRICE: \$1,280,000.00 (\$1,617/acre)

CONTACT: Adam D. Pavelka, Listing Agent

(402) 984-7744

adam@agriaffiliates.com

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Offered Exclusively By:



AGRI AFFILIATES, INC.

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

HASTINGS OFFICE P.O. Box 519 747 N. Burlington Ave Suite 310 (402) 519-2777



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.

PROPERTY

DESCRIPTION: This combination farm has single phase power on both north and south ends. Livestock water is

provided by a submersible well/underground pipeline and livestock ponds. Excellent turkey and deer hunting. Fence is fair in places and needs improvement in places. Cropland is terraced.

LIVESTOCK WELL

INFORMATION: Well Registration:

Well Registration: G-107830
Well Depth: 250 feet
Pumping Level: 170 feet

Completion Date: 10/16/2000
Static Water Level: 159 feet
Column: 1 inch

REAL ESTATE

TAXES: 2015 Real Estate Tax \$6,754.66

LEASE: Subject to a 2016 oral lease expiring February 28, 2017.

Base acres enrolled in ARC-CO.

FARM SERVICE AGENCY

INFORMATION: Total Farmland: 803.32 acres

Total Cropland: 217.12 acres

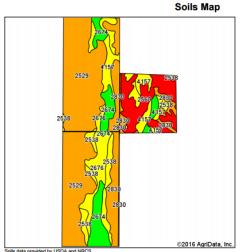
Government Base Acres: Wheat—35.75

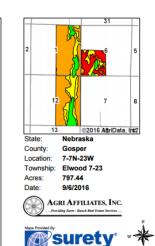
Oats—47.79 Corn—59.46 PLC Yield: Wheat—43

Oats—48 Corn—127

SOILS: Holdrege, Coly, and Uly silt loams.

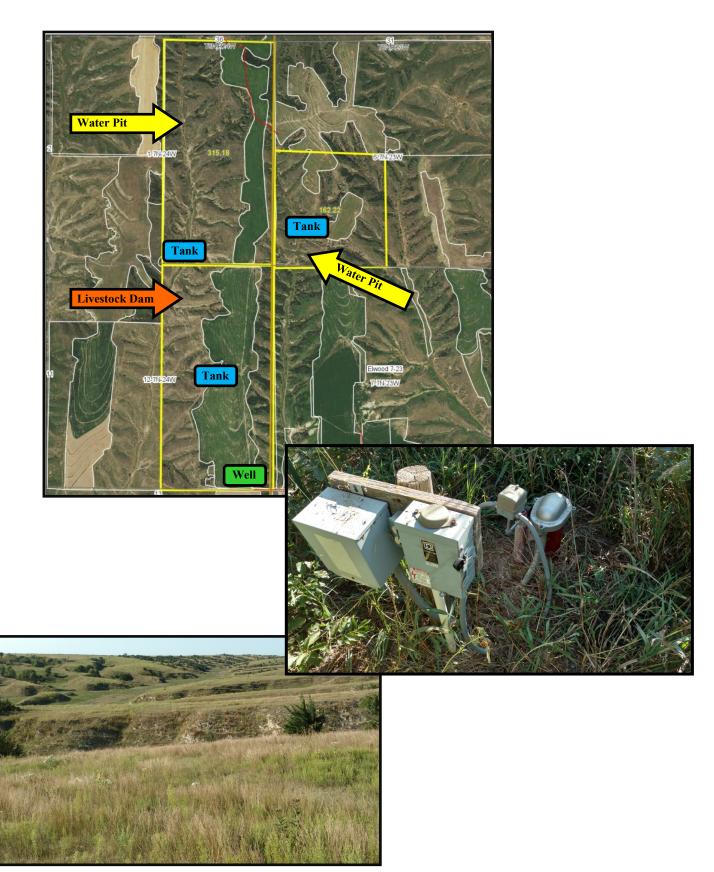






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Area	Symbol: NE063, Soil Area Version	- 13											
	Symbol: NE073, Soil Area Version												
	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Alfalfa hay Irrigated	Corn	Com Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2529	Coly and Uly silt loams, 11 to 30 percent slopes	352.16	44.2%		Vle								
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	90.85	11.4%		VIIe								
2830	Uly-Coly silt loams, 11 to 30 percent slopes	74.08	9.3%		Vle								
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	71.02	8.9%		IIIe	Ille							
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	69.70	8.7%		lle	lle							
2538	Coly silt loam, 6 to 11 percent slopes, eroded	43.77	5.5%		IVe	IVe	1	3	20		24		20
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	28.61	3.6%		IIIe	Ille	2	5	23	110	35	95	28
2830	Uly-Coly silt loams, 11 to 30 percent slopes	25.24	3.2%		Vle								
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	21.45	2.7%		IIIe	Ille	2	5	23	110	35	95	28
2538	Coly silt loam, 6 to 11 percent slopes, eroded	11.10	1.4%		IVe	IVe	1	4	18	33	20		18
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	9.46	1.2%		lle	lle							
	Weighted Average							0.5	2.8	7.4	3.8	6	3.1





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