

# 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:**

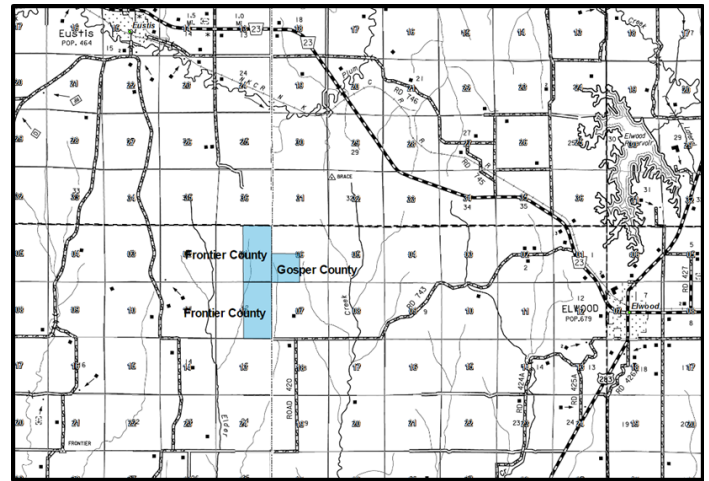
The East Half (E1/2) of Section One (1), Township Seven (7) North, Range Twenty-Four (24) West of the 6th P.M., Frontier County, Nebraska;  
The East Half (E1/2) of Section Twelve (12), Township Seven (7) North, Range Twenty-Four (24) West of the 6th P.M., Frontier County, Nebraska; and  
The Southwest 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:**

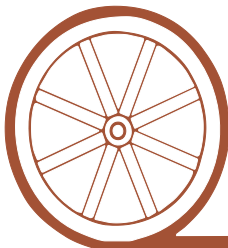
This combination tract offers 791.6 tax assessed acres with 217.10 acres of high-quality, non-irrigated cropland, and 502.5 acres of hard-land range with great grazing and hunting potential.

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

**CONTACT:** Adam D. Pavelka, Listing Agent  
(402) 984-7744  
adam@agriaffiliates.com



*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: | G-107830 | Completion Date:    | 10/16/2000 |
| Well Depth:        | 250 feet | Static Water Level: | 159 feet   |
| Pumping Level:     | 170 feet | Column:             | 1 inch     |

REAL ESTATE  
TAXES:

2015 Real Estate Tax     \$6,754.66

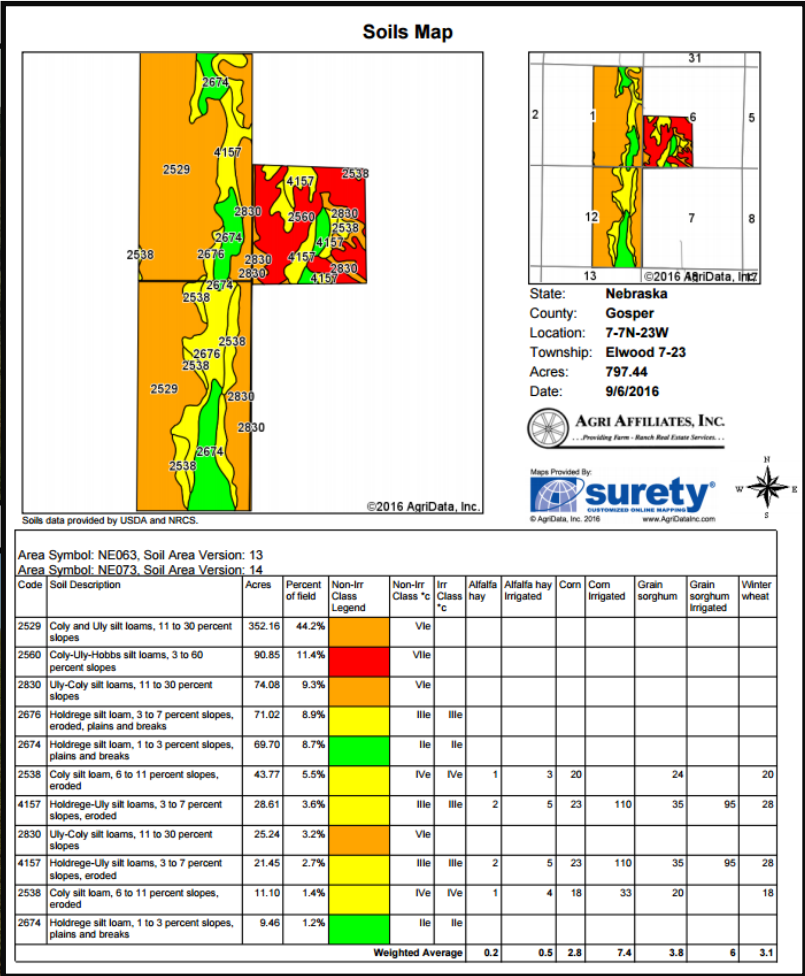
LEASE:                             Subject to a 2016 oral lease expiring February 28, 2017.

FARM SERVICE AGENCY  
INFORMATION:

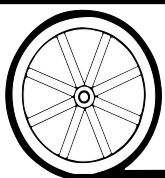
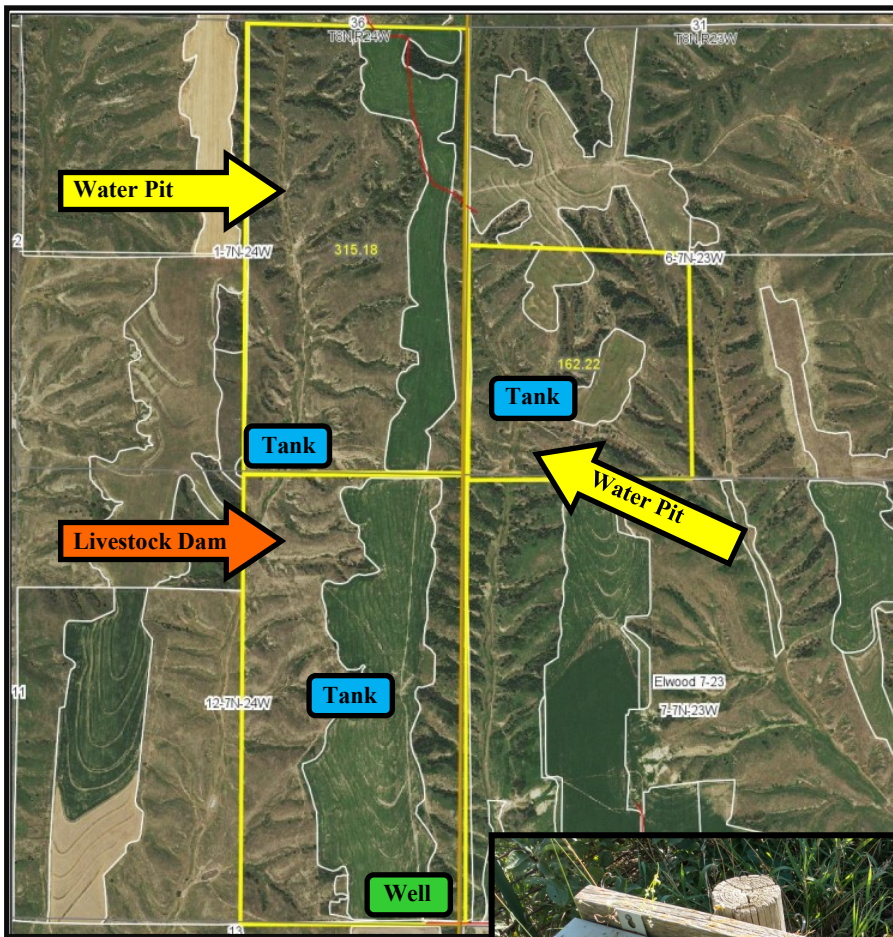
|                        |              |            |          |
|------------------------|--------------|------------|----------|
| Total Farmland:        | 803.32 acres | PLC Yield: | Wheat—43 |
| Total Cropland:        | 217.12 acres |            | Oats—48  |
| Government Base Acres: | Wheat—35.75  |            | Corn—127 |
|                        | Oats—47.79   |            |          |
|                        | Corn—59.46   |            |          |

Base acres enrolled in ARC-CO.

SOILS:                             Holdrege, Coly, and Uly silt loams.







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