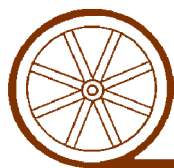


# LAND FOR SALE

## LARSEN FARM KEARNEY COUNTY

LOCATION:	One mile south of Minden on State Highway 10. (located on corner of St Hwy 10 and J Road)																																
LEGAL DESCRIPTION:	SW1/4 Section 19-T6N-R14W of the 6th P.M., Kearney County, Nebraska.																																
PROPERTY DESCRIPTION:	Kearney County Assessor indicates a total of 163.31 acres. Farm consists of top quality gravity irrigated cropland, which has pivot irrigation development potential.																																
FARM SERVICE AGENCY INFORMATION:	Total Cropland - 159.71 acres Government Base Acres - Corn 155.3 acres with PLC yield of 206 bu/acre Soybeans 3.2 acres with PLC yield of 65 bu/acre																																
SOILS:	Soils consist primarily of Class I Holdrege, Hord, and Detroit silt loams.																																
IRRIGATION INFORMATION:	<table><tr><td></td><td><u>Southwest Well</u></td><td><u>East Well</u></td></tr><tr><td>Registration</td><td>G028907</td><td>G073651</td></tr><tr><td>Completion Date</td><td>1/9/1968 at 1,800 gpm</td><td>4/5/1991 at 1,100 gpm</td></tr><tr><td>Well Depth</td><td>236'</td><td>220'</td></tr><tr><td>Static Water Level</td><td>112'</td><td>107'</td></tr><tr><td>Pumping Level</td><td>190'</td><td>145'</td></tr><tr><td>Column</td><td>10"</td><td>8"</td></tr><tr><td>Pump</td><td>Layne</td><td>Layne Bowler</td></tr><tr><td>Gearhead</td><td>Amarillo 100 hp</td><td></td></tr><tr><td>Power Unit</td><td>Chevy 454 natural gas on trailer</td><td>Emerson 60 hp electric motor Allen Bradley Control Panel Well site also has natural gas access</td></tr></table>				<u>Southwest Well</u>	<u>East Well</u>	Registration	G028907	G073651	Completion Date	1/9/1968 at 1,800 gpm	4/5/1991 at 1,100 gpm	Well Depth	236'	220'	Static Water Level	112'	107'	Pumping Level	190'	145'	Column	10"	8"	Pump	Layne	Layne Bowler	Gearhead	Amarillo 100 hp		Power Unit	Chevy 454 natural gas on trailer	Emerson 60 hp electric motor Allen Bradley Control Panel Well site also has natural gas access
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*Offered Exclusively By:*



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**Kearney NE 68848-1390**

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**(308) 234-4969**

**Fax (308) 236-9776**

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.



**RE-USE PIT:** Located in the northeast corner. Water from the pit is pumped by tenant owned pump and motor, then delivered via 8 inch underground pipe to a riser located along the north border. Farm sells with a full line of 8 and 10 inch gated aluminum irrigation pipe.

**NATURAL RESOURCE**

**DISTRICT INFORMATION:** Farm is located in the Tri-Basin Natural Resource District and contains a total of 161.31 certified irrigated acres.

**REAL ESTATE**

**TAXES:** 2015 Real Estate Tax - \$10,959.80

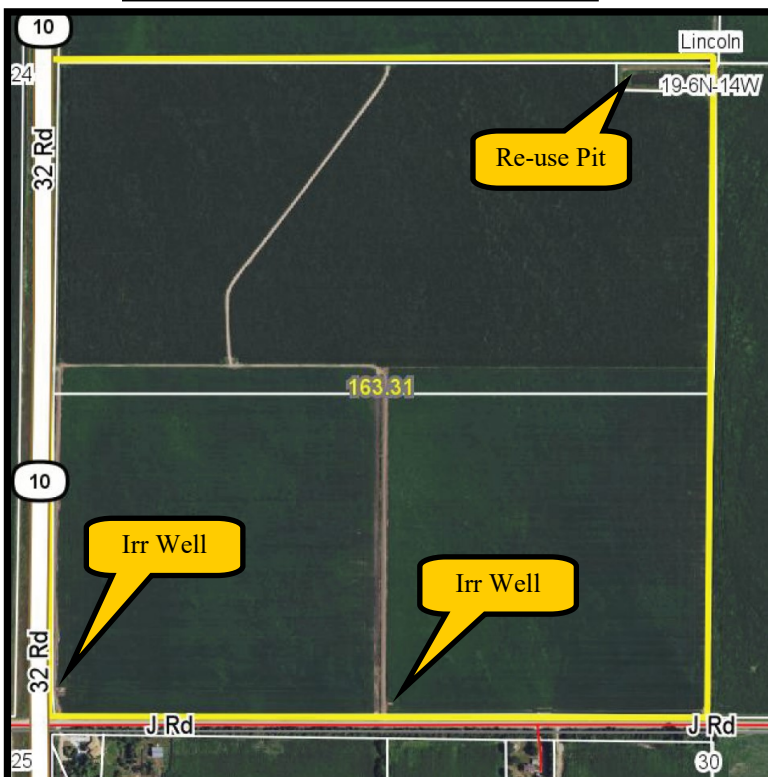
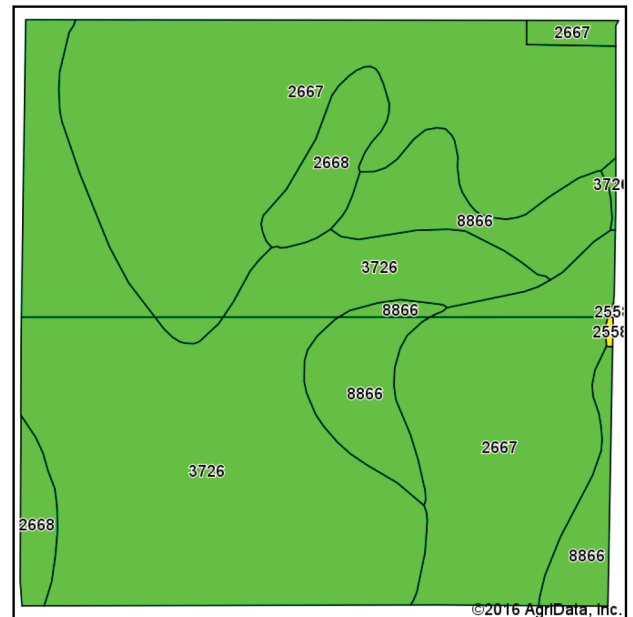
**LIST PRICE:** \$1,342,000 Cash

**COMMENTS:** Don't miss this opportunity to acquire one of the best farms in Kearney County.

**CONTACT:** Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com  
Bryan Danburg, Kent Richter, John Keeney, and Dave Frost, Sales Associates

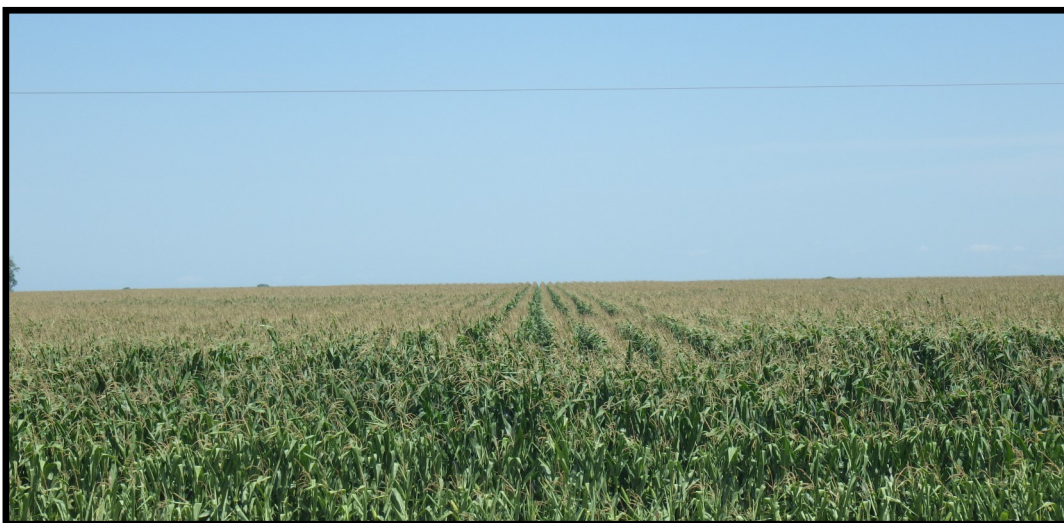
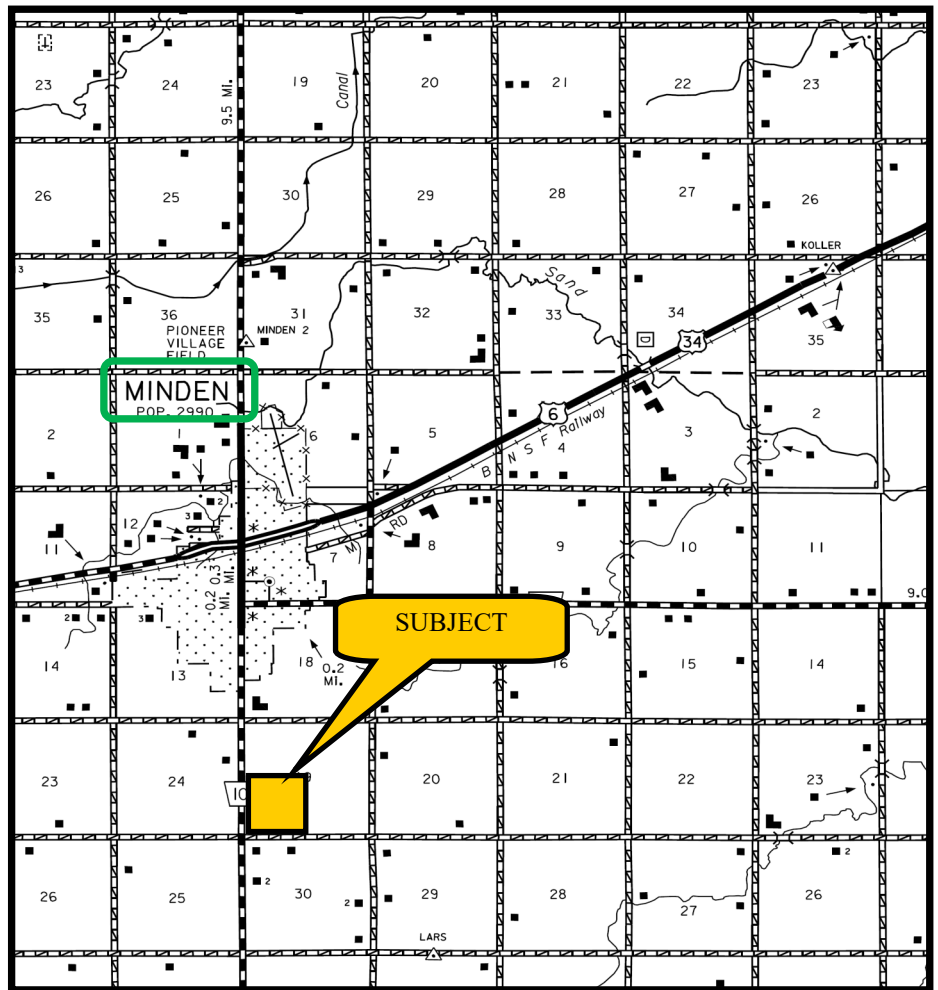
Area Symbol: NE099, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
2667	Holdrege silt loam, 0 to 1 percent slopes	73.06	45.5%		Ile	Iw	74
3726	Detroit silt loam, 0 to 1 percent slopes	61.43	38.2%		Ilc	Iw	69
8866	Hord silt loam, 0 to 1 percent slopes, warm	18.70	11.6%		Ilc	Iw	
2668	Holdrege silt loam, 1 to 3 percent slopes	7.44	4.6%		Ile	Ile	73
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	0.11	0.1%		IVe	IVe	57
Weighted Average							63.4





# LARSEN FARM KEARNEY COUNTY



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