

LAND FOR SALE

PETERSEN TRUST FARM KEARNEY COUNTY PIVOT



- LOCATION:** From Minden, 7 miles south and 2 1/2 miles east. (located on D Road)
- LEGAL DESCRIPTION:** E1/2 NW1/4 and W1/2 NE1/4 Section 21-T5N-R14W of the 6th P.M., Kearney County, Nebraska
- PROPERTY DESCRIPTION:** Kearney County Assessor indicates a total of 164.19 acres. Farm consists of pivot irrigated cropland with dry crop corners.
- FARM SERVICE AGENCY INFORMATION:**
Total Cropland - 159.36 acres
Government Base Acres - Corn 116.4 acres with PLC yield of 183 bu/acre
Soybeans 42.7 acres with PLC yield of 56 bu/acre
- IRRIGATION INFORMATION:**
Well Registration G083715
Completion Date 11/16/1994 at 800 gpm
Well Depth 249'
Static Water Level 144'
Pumping Level 180'
Column 8"
Pump - American Turbine
Gearhead - Amarillo 100 hp
Power Unit - John Deere Model 4045 diesel
Pivot - Reinke 7 tower, equipped with drop nozzles, Model 6065, set at 800 gpm at 43 psi, New in 2010.
- NATURAL RESOURCE DISTRICT INFORMATION:**
Farm is located in the Tri-Basin Natural Resource District, and contains 149.04 certified irrigated acres.
- SOILS:** Soils consist primarily of Class I Holdrege silt loams, with lesser amounts of Class II, III, and IV, Holdrege, Detroit, Hobbs, and Coly silt loams.
- REAL ESTATE TAXES:** 2015 Real Estate Tax - \$9,741.46

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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.



LIST PRICE:

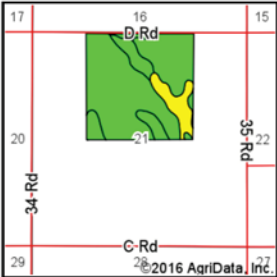
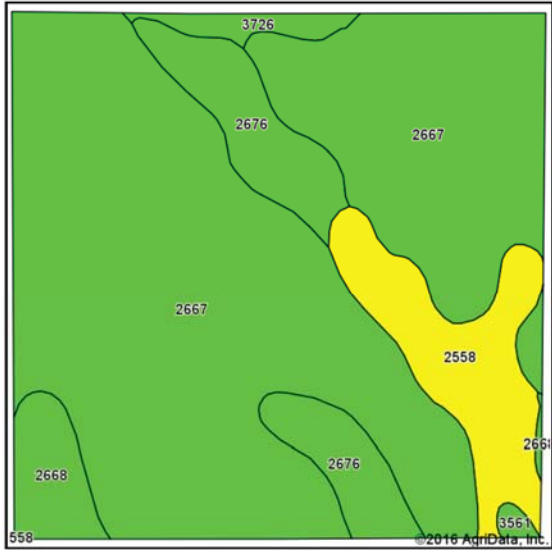
\$1,350,000.00 Cash

COMMENTS:

This is a highly productive pivot irrigated farm with excellent water availability and well maintained irrigation equipment.

CONTACT:

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



State: Nebraska
County: Kearney
Location: 21-5N-14W
Township: Cosmo
Acres: 159.11
Date: 5/11/2016



Area Symbol: NE099, Soil Area Version: 17							
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRP G
266 7	Holdrege silt loam, 0 to 1 percent slopes	118.39	74.4%		Ile	Iw	74
255 8	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	16.17	10.2%		IVe	IVe	57
267 6	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	15.49	9.7%		IIIe	IIIe	
268 8	Holdrege silt loam, 1 to 3 percent slopes	5.93	3.7%		Ile	Ile	73
372 6	Detroit silt loam, 0 to 1 percent slopes	2.54	1.6%		IIc	Iw	69
356 1	Hobbs silt loam, occasionally flooded	0.59	0.4%		IIw	IIw	67
Weighted Average							64.9



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PETERSEN TRUST FARM KEARNEY COUNTY LOCATION MAP

