

LAND FOR SALE

Deuel County Pivot & Dryland



Location:

6 miles east of Chappell, Nebraska at the junction of Hwy 30 and Hwy 27.

Legal

Description:

Parcel 1: E1/2 less building site and approximately 27 acres to be surveyed off Section 15-T13N-R44W of the 6th P.M., Deuel County, NE.

Parcel 2: NE1/4 Section 22-T13N-R44W of the 6th P.M., Deuel County, NE.

Acres & Taxes:

Parcel 1: Approximately 288 taxed acres; 2015 taxes payable in 2016 - Approximately \$8,660

Parcel 2: 159.10 tax assessed acres; 2015 taxes payable in 2016 - \$1,995.68

Land Use:

Parcel 1: 200.3 Certified Irrigated Acres under two pivots and 85 acres dryland cropland.

Parcel 2: 158 acres dryland cropland

FSA Info:

Parcel 1: Approximately 283 cropland acres; approximately 70 Ac wheat base at 46 Bu yield, 130.5 Ac corn base at 121 Bu yield and 43 Ac sunflower base at 581 lbs.

Parcel 2: 157.96 cropland acres; 39.5 Ac wheat base at 46 Bu yield, 72.95 Ac corn base at 121 Bu yield and 24.14 Ac sunflower base at 581 lbs.

Water:

Parcel 1: 200.3 Certified Irrigated Acres in South Platte NRD; NE Well Reg. #G-049925; In 1976 set up to pump 700 GPM from 167'. Current allocation is 49" through 2018 (13"/year + 10" carryover).

Soils:

Parcel 1: 65.2% Class I & II irrigated, 34.9% Class IV

Parcel 2: 88.4% Class II & III, 11.5% Class IV dryland

**Improvements
& Equipment:**

Parcel 1: Two 10 tower Zimmatic pivot, 1-Peerless pump rebuilt by Sargent in 2000, 1 - 100 HP electric motor

Price:

Parcel 1: \$800,000

Parcel 2: \$224,000

Comments:

A very good farm and buyer can have immediate possession for 2016 crop year except for 7.7 acres of planted wheat in southwest corner of Parcel 1. Pivot ground has been disced and is ready to plant.

Contact:

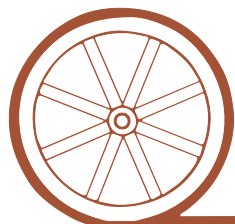
Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com

John Childears, Roger Luehrs, Bruce Dodson, Don Walker,
Chase Dodson, Tony Eggleston, Jerry Weaver



Mike Polk,
Listing Agent

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NORTH PLATTE OFFICE

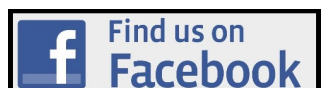
P.O. Box 1166

I-80 & US Hwy 83

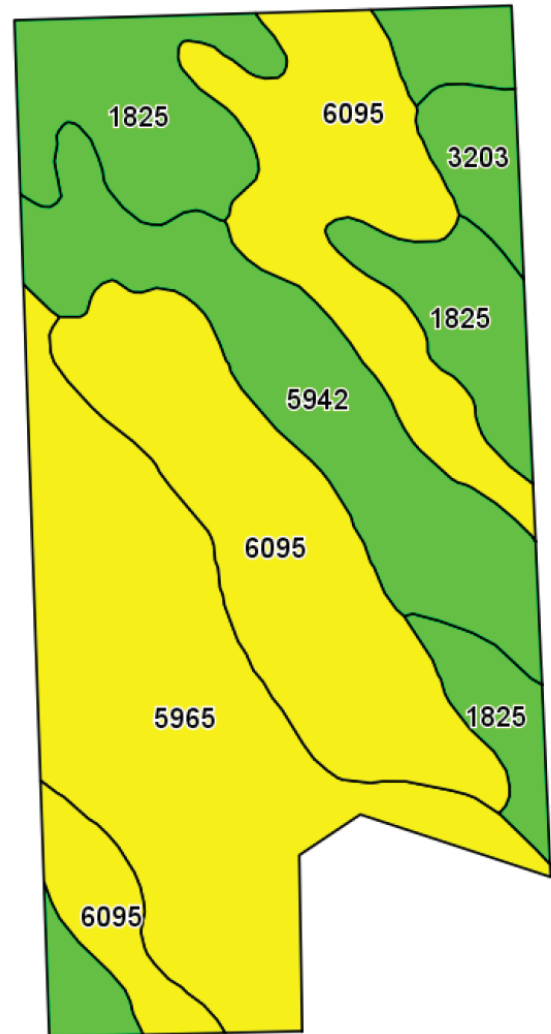
North Platte, NE 69103

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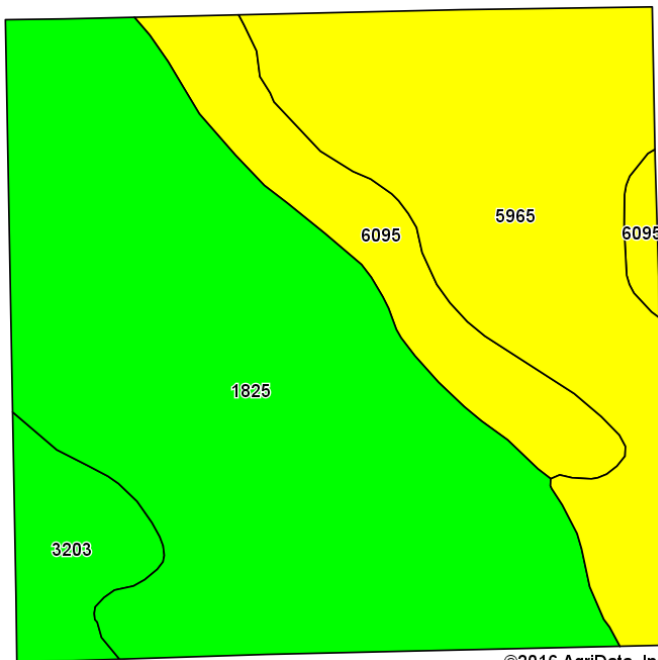


Parcel 1



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
6095	Sarben loamy fine sand, 3 to 6 percent slopes	97.33	34.5%		IVe	IVe
5965	Jayem fine sandy loam, 0 to 3 percent slopes	76.62	27.1%		IIIe	Ile
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	57.37	20.3%		Ile	Ile
5942	Duroc loam, 0 to 1 percent slopes	43.41	15.4%		IIc	Iw
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	7.65	2.7%		IIc	Is

Parcel 2



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	85.06	53.8%		Ile
5965	Jayem fine sandy loam, 0 to 3 percent slopes	45.68	28.9%		IIle
6095	Sarben loamy fine sand, 3 to 6 percent slopes	18.19	11.5%		IVe
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	9.03	5.7%		IIc

