

FOR SALE

160 Acres+/- Irrigated Cowles, NE

This is a very productive farm that includes a 9 tower Valley pivot. The land is currently used for corn production and 60 cow calf pair grass rotation. The yields on the cropland have been excellent with this year producing 237 bushel corn. The entire tract could be farmed but the production whether it be grass or crops is strong. The topography is rolling and the production is excellent.



\$1,040,000

Contact us today!

DON KRACKE

402-432-3462

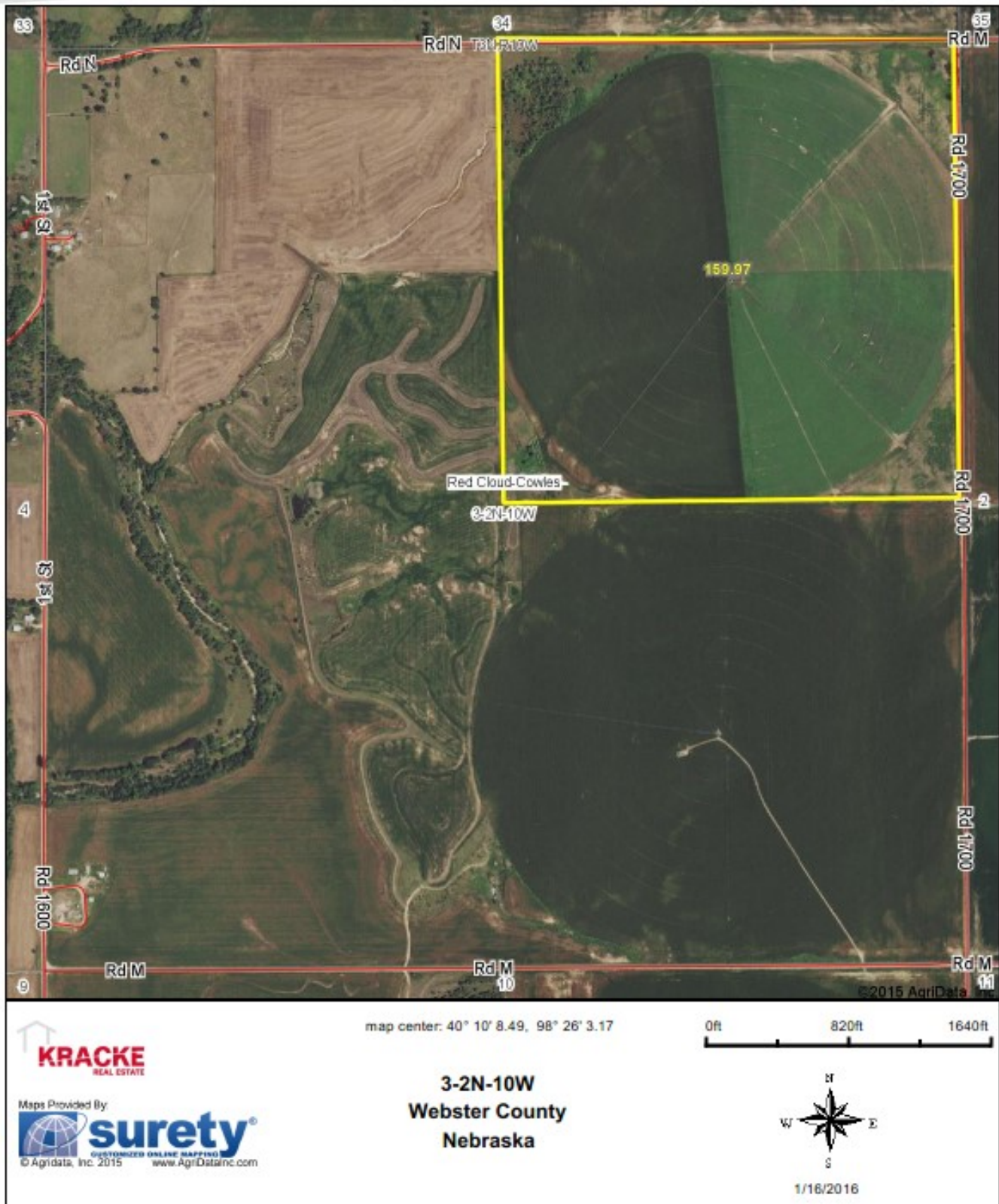
don@donaldkracke.com

7990 SW 142nd RD DeWitt, NE 68341

www.donaldkracke.com

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Aerial Map

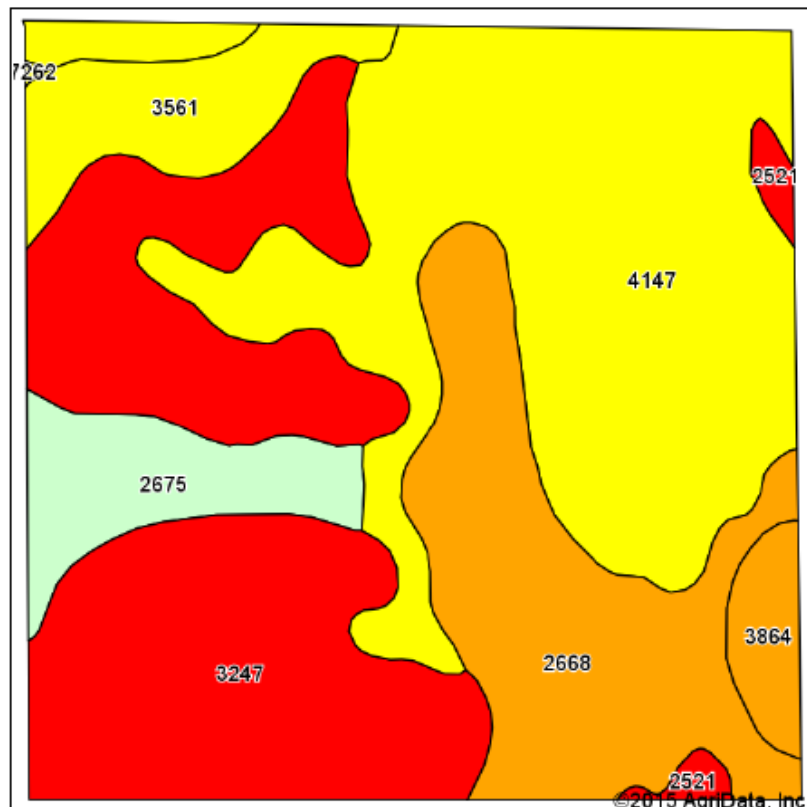
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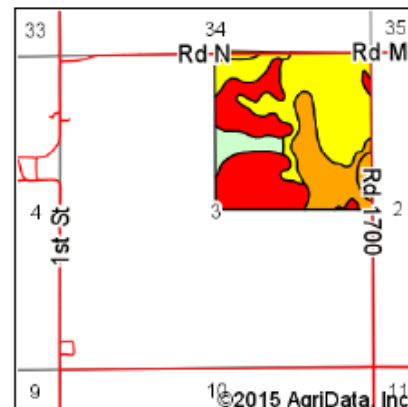
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Soil Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Webster**
Location: **3-2N-10W**
Township: **Red Cloud-Cowles**
Acres: **161.64**
Date: **1/8/2016**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE181, Soil Area Version: 15												
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Corn	Grain sorghum	Winter wheat	
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	59.06	36.5%		IIIe	IIIe	70	2	34	53	30	
3247	Meadin loam, 6 to 30 percent slopes	49.99	30.9%		VIe		22					
2668	Holdrege silt loam, 1 to 3 percent slopes	27.94	17.3%		Ile	Ile	75					
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	9.86	6.1%		IIIe	IIIe						
3561	Hobbs silt loam, occasionally flooded	9.37	5.8%		IIw	IIw	65					
3864	Hastings silt loam, 0 to 1 percent slopes	3.66	2.3%		Iw	Iw	75					
2521	Coly-Hobbs silt loams, 0 to 30 percent slopes	1.69	1.0%		VIe		38					
7262	Deroir soils, 6 to 11 percent slopes, severely eroded	0.07	0.0%		IVe	IVe	66	1		30	18	
Weighted Average							51.2	0.7	12.4	19.4	11	

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*c: Using Capabilities Class Dominant Condition Aggregation Method

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HEL Status: HEL: conservation system is being actively applied

Wetland Status: Tract does not contain a wetland

Farmland: 157.37

Cropland: 137.68

DCP Cropland: 137.66

Effective DCP Cropland: 137.66

CORN Base Acreage: 134.3

PLC Yield: 108

GRAIN SORGHUM Base Acreage: 3.3

PLC Yield: 86

TOTAL BASE ACRES: 137.6

Source: USDA FSA-156EZ



10 Year Crop Average

CORN:

<u>Year</u>	<u>Acres</u>	<u>Yields</u>
1995	132.1	155
1996	132.1	165
1997	130.0	175
1999	100.0	185
2001	66.0	185
2004	33.0	227
2011	66.0	225
2012	66.0	216
2014	67.0	200
2015	68.0	233

2015 RE Taxes:

\$10,018.22

Legal Description:

NE1/4 + 1A FOR IRRIGATION WELL IN SE1/4 3-2-10

Webster County, Nebraska

Directions to farm: 1/2 mile east of Cowles, Nebraska.



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