

**FOR SALE
At Auction**

160 Acres+/- Irrigated Harbine, NE

This is an excellent pivot irrigated quarter which lays level to gently rolling with excellent soil types throughout. The well is rated at 1750 gpm. The farm will sell with the 1989 T&L pivot, 5.9 Cummins diesel engine and 2000 gallon fuel tank. **TERMS:** Immediate possession will be given at closing scheduled for March 31, 2016 or sooner. A 10% non-refundable down payment will be payable upon signing the purchase agreement. Seller shall pay 2015 & prior year RE taxes.

This is a complete package with top end productive land. We look forward to seeing you at the auction.



EQUIPMENT

- 1989 8-tower T & L Pivot
- 5.9 Cummins Diesel Engine— 4 years old
- 2,000 gallon tank

Tiled northeast of pivot.



**Auction Wednesday, March 2, 2016, at 10:30 AM
at the Diller Community Building in Diller NE**



DON KRACKE

402-432-3462

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7990 SW 142nd RD DeWitt, NE 68341

www.donaldkracke.com

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Legal Description: SW 1/4 Sec. 3—T2N—R4E Jefferson County NE

Wetland Status: Tract does not contain a wetland **Farmland:** 157.85 **Cropland:** 157.85
DCP Cropland: 157.85 **Effective DCP Cropland:** 157.85 **CORN Base Acreage:** 108.01 **PLC Yield:** 108
SOYBEANS Base Acreage: 36.10 **PLC Yield:** 49 **TOTAL Base Acres:** 144.11
Source: USDA FSA-156EZ



10 Year Crop Average

CORN:

<u>Bu/Ac</u>	<u>Year</u>
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190	2009
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203	2011
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227	2013
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154	2015
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SOYBEANS:

<u>Bu/Ac</u>	<u>Year</u>
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51	2008
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54	2010
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64	2012
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68	2014
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2015 RE Taxes:

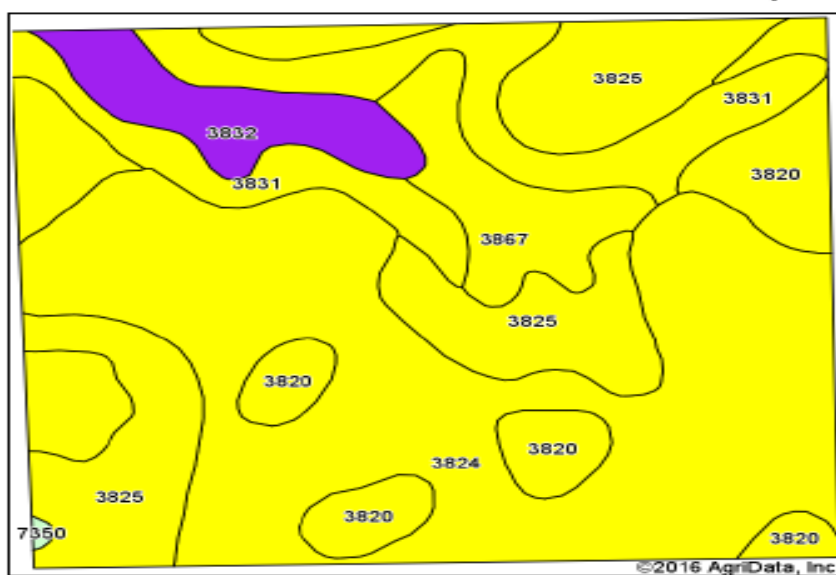
\$8,942.74

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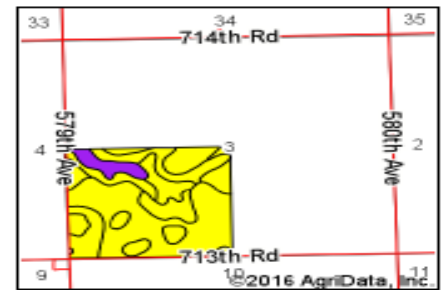
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Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Jefferson**
Location: **3-2N-4E**
Township: **Pleasant**
Acres: **160.77**
Date: **2/9/2016**

Soil Map

KRACKE
REAL ESTATE

Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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Area Symbol: NE095, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class 'c	Irr Class 'c	SRPG	Alfalfa hay	Alfalfa hay irrigated	Com	Com irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat	Soybeans	Soybeans irrigated
3824	Crete silt loam, 0 to 1 percent slopes	67.45	42.0%		lls	lls	66									
3825	Crete silt loam, 1 to 3 percent slopes	34.89	21.7%		lle	lle	65									
3831	Crete silty clay loam, 3 to 7 percent slopes, eroded	24.24	15.1%		llle	llle	61									
3820	Butler silt loam, 0 to 1 percent slopes	15.78	9.8%		llw	llw	69									
3867	Hastings silty clay loam, 3 to 11 percent slopes, severely eroded	9.25	5.8%		llve	llve	68	3	3	53	122	55	90	26		
3832	Crete silt loam, 7 to 11 percent slopes	8.98	5.6%		llve	llve	58	3	4	58	155	54	105	24		
7350	Malmo clay, 3 to 11 percent	0.18	0.1%		llve			3	6	72	127	74	105	35	27	42
Weighted Average							64.9	0.3	0.4	6.4	15.8	6.3	11.2	2.9	1.1	1.1

KRACKE
REAL ESTATE

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0mi 3.6mi 7.2mi



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