LAND FOR SALE



Location: 7 miles south and 4 1/2 miles east of Minden on gravel road. (Located on the corner of D Road and 37 Road)

Legal

Description: SE1/4 Section 14-T5N-R14W of the 6th P.M., Kearney County, Nebraska

Property

<u>Description:</u> Kearney County Assessor indicates a total of 156.56 acres. Farm consists of good quality pivot irrigated cropland

with dry crop and off-season pasture corners.

Farm Service Agency

Information: Total cropland—149.04 acres

Government Base Acres: Wheat 40.10 acres with PLC yield of 41 bu/ac

Corn 95.00 acres with a PLC yield of 187 bu/acre Grain Sorghum 1.80 acres with a PLC yield of 75 bu/acre All cropland is considered non-highly erodible by the NRCS.

Irrigation Information:

Well Registration G001092

Completion Date 2/21/1996 at 850 gpm

Well Depth 235' Static Water Level 133' Pumping Level 170' Column 8"

Pump Western Land Roller Gearhead US Motors 70hp

Power Unit Chevy Model 454, natural gas Pivot Valley, 7 tower. Purchased in 1996

Offered Exclusively By:



Management · Sales · Auctions · Appraisals

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. 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 weeks.

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Natural Resource District

Information: Farm is located in the Tri-Basin Natural Resource District and contains 130.96 certified irrigated acres.

Soils: Soils consist of Class I, II and III Holdrege, Detroit and Butler silt loams with a minor amount of Class IV

Coly-Uly silt loam.

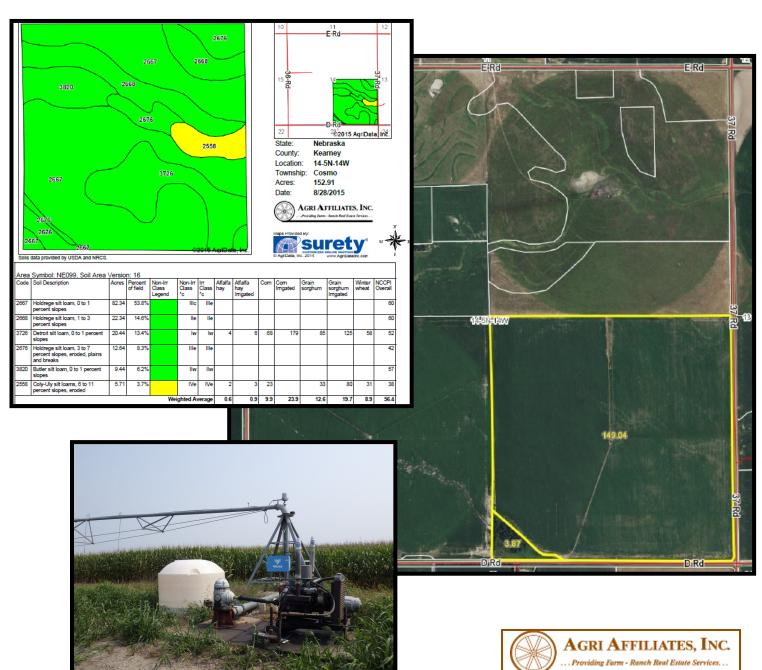
RE Taxes: 2015 Real Estate Tax - \$9,103.68

List Price: \$1,325,000 Cash

Comments: This is a highly productive farm located in a strong farming community.

Contact: Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com

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