

LAND FOR SALE

WALKER TRUST FARM



Location: 1 mile east and 4 miles south of Shelton, NE. Parcel #1 located on the corner of 190th and W Lepin Road, while Parcel #2 is located on the corner of S Wiseman Road and W Rainforth Road.

Legal Description: **Parcel #1** - SE1/4 (except improvement site located in the northeast) Section 19-T9N-R12W of the 6th P.M., Hall County, Nebraska. (Final legal description and acreage to be determined by survey)

Parcel #2 - S1/2 SW1/4 Section 19-T9N-R12W of the 6th P.M., Hall County, Nebraska.

Property Description: **Parcel #1** - Total acreage is approximately 154.0 acres. Farm consists of good quality pivot irrigated cropland with gravity irrigated and dry crop corners.

Parcel #2 - Hall County Assessor indicates a total of 77.0 acres. Farm consists of good quality gravity irrigated cropland.

Farm Service Agency Information: **Parcel #1** - Total estimated cropland - 150.0 acres
Government Base Acres: Corn 139.3 acres with a PLC yield of 157 bu/acre

Parcel #2 - Total cropland - 75.4 acres
Government Base Acres: Corn 74.6 acres with a PLC yield of 140 bu/acre

All cropland is considered non-highly erodible by the NRCS.

Offered Exclusively By:



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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 weeds.



**Irrigation
Information:**

Parcel #1 -

North Well

South Well

Well Registration	G023490	G023489
Completion Date	4/28/1959 at 1,000 gpm	6/22/1959 at 1,000 gpm
Well Depth	53'	53'
Static Water Level	9'	6'
Pumping Level	25'	25'
Column	8"	8"
Pump	Western Land Roller	Western Land Roller
Power Unit	U S Electric 40 hp electric motor	Chevy 6 cylinder, propane
	Cutler Hammer control panel	Amarillo 80 hp gearhead
Pivot	Reinke Model E2065, 7 tower, purchased (Nov) 2013	
Irrigation Pipe	2,370 feet of 8 inch plastic irrigation pipe	
(North well is located on excepted out improvement site. Buyer will be given use of irrigation well for crop irrigation purposes for the life of the irrigation well.)		

Parcel #2

Well Registration	G008760
Completion Date	7/20/1966 at 1,000 gpm
Well Depth	50'
Static Water Level	5'
Pumping Level	21'
Column	8"
Pump	Western Land Roller, belt driven
Power Unit	15 hp electric motor
Irrigation Pipe	3,720 feet of 8 inch plastic and aluminum irrigation pipe

Natural Resource District

Information:

Farm is located in the Central Platte Natural Resource District and contains the following certified irrigated acres:

Parcel #1 - 146.56

Parcel #2 - 75.4

Soils:

Soils consist primarily of Class II and III Lamo, Janude, Caruso, and Alda loams, and silt loams, with slopes of 0-1%, along with a minor amount of Class IV Platte-Bolent Complex.

RE Taxes:

Parcel #1 - Real Estate Tax Estimated at \$9,500

Parcel #2 - 2015 Real Estate Tax - \$5,847.02

List Price:

Parcel #1 - \$1,320,000.00

Parcel #2 - \$ 622,000.00

Comments:

This is a highly productive, well maintained farm located in a strong farming community.

Contact:

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