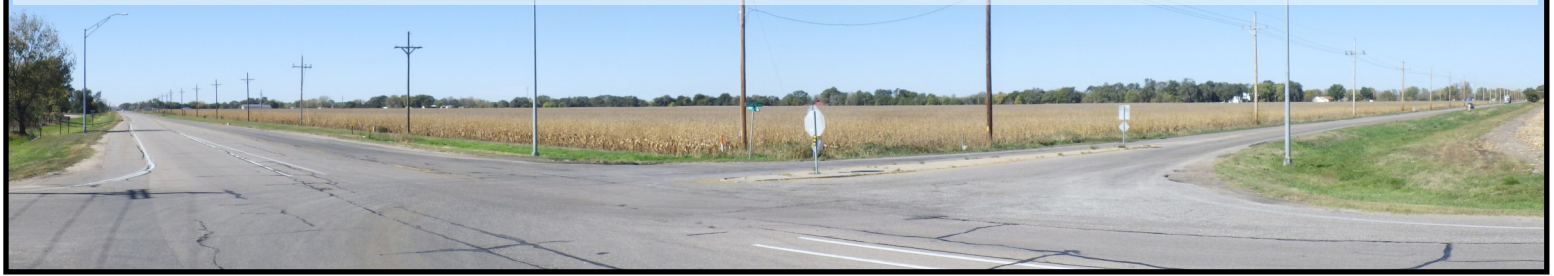


LAND FOR SALE

SOUTH STUHR ROAD FARM - GRAND ISLAND, NE



- LOCATION:** 1 mile east and 1 mile south of Grand Island, NE.
Located on the corner of Highway 34 (East Husker Hwy) and South Stuhr Road.
- LEGAL DESCRIPTION:** Part E1/2 SE1/4 Section 27-T11N-R9W of the 6th P.M., Hall County, Nebraska.
- PROPERTY DESCRIPTION:** Hall County Assessor indicates total of 56.11 acres. Farm consists of gravity irrigated cropland Highway 34 frontage on the south and paved Stuhr Road frontage on the east. The property is zoned as Transitional Agriculture Zone (TA) by the City of Grand Island.
- FSA INFORMATION:** Total Cropland: 54.49 acres
Base acres: Corn 39.43 acres with PLC yield of 166 bu/acre
Soybeans 13.35 acres with PLC yield of 49 bu/acre
- IRRIGATION INFORMATION:** Well Registration G-012924 Completion Date 1/1/1943 at 1,000 GPM
Column 9" Static Water Level 13'
NRD test pumped 7-1-94 at 1,075 GPM
Western Land Roller pump with 40 HP US Motors electric motor
- NRD INFORMATION:** Farm is located in the Central Platte NRD and contains **54.49** certified irrigated acres.
- SOILS:** Soils consist of primarily of Alda Loam. **TAXES:** 2014 Real Estate Tax - \$4,403.66
- LIST PRICE:** **\$650,000.00** **TERMS:** **CASH**
- COMMENTS:** The farm's proximity to Grand Island's South Locust commercial district offers excellent potential for future commercial or residential development. High exposure frontage on the south and east with favorable traffic flow.
- CONTACT:** Bryan Danburg (308) 380-3488 bryan@agriaffiliates.com
Bart Woodward (308) 233-4605 bart@agriaffiliates.com
Kent Richter, David Frost and John Keeney, Sales Associates



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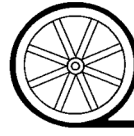
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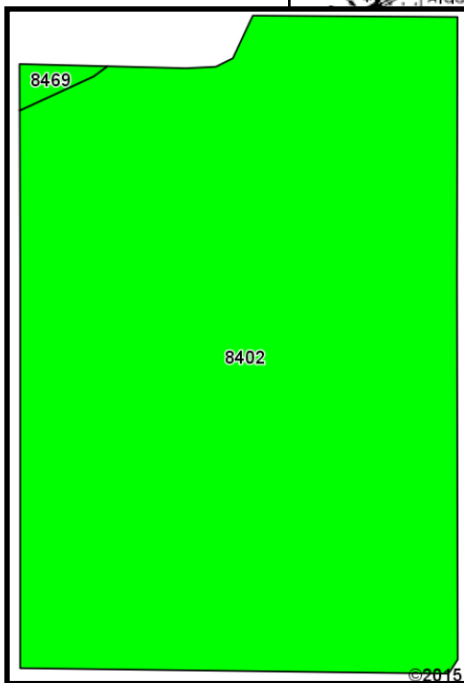
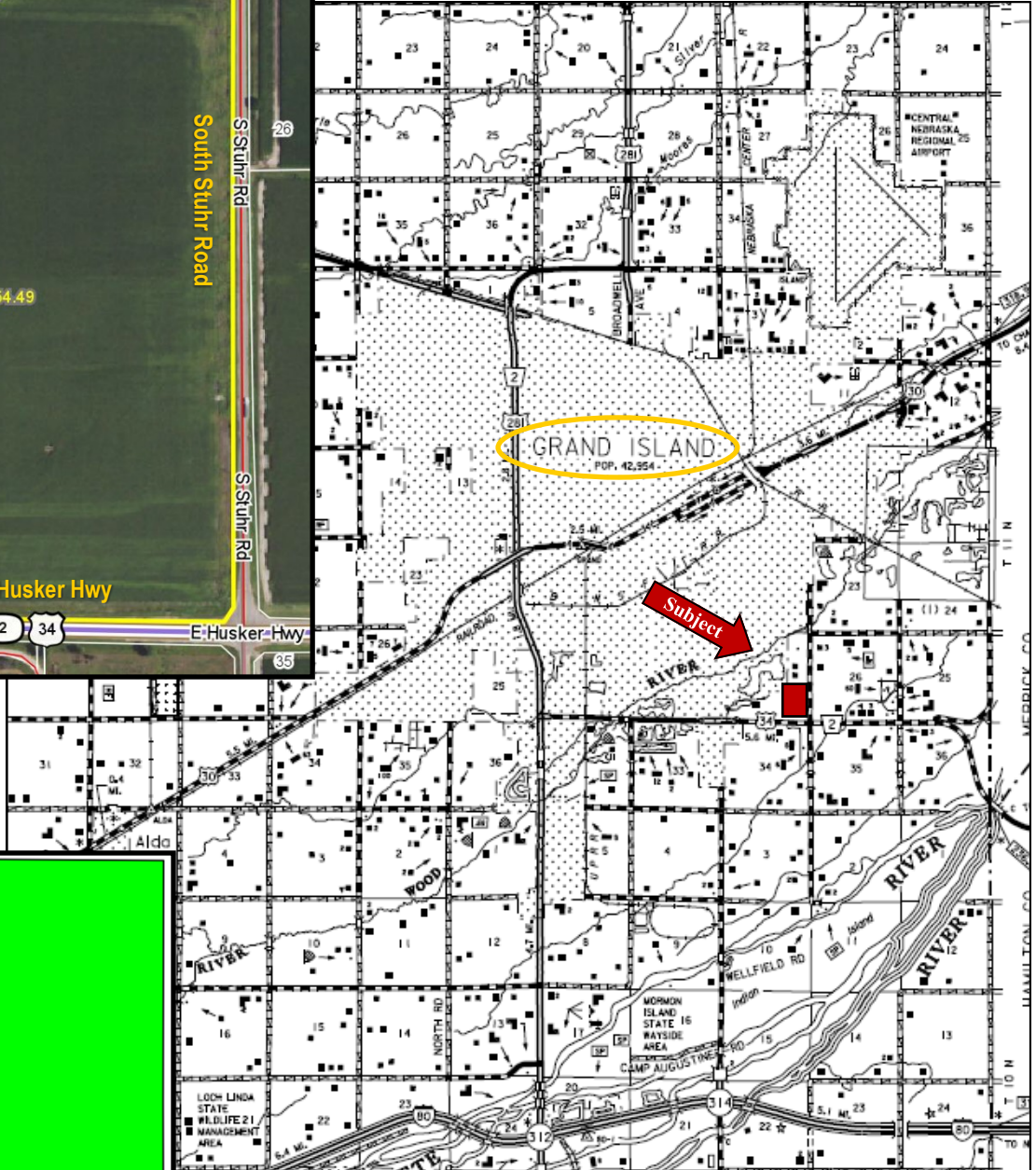
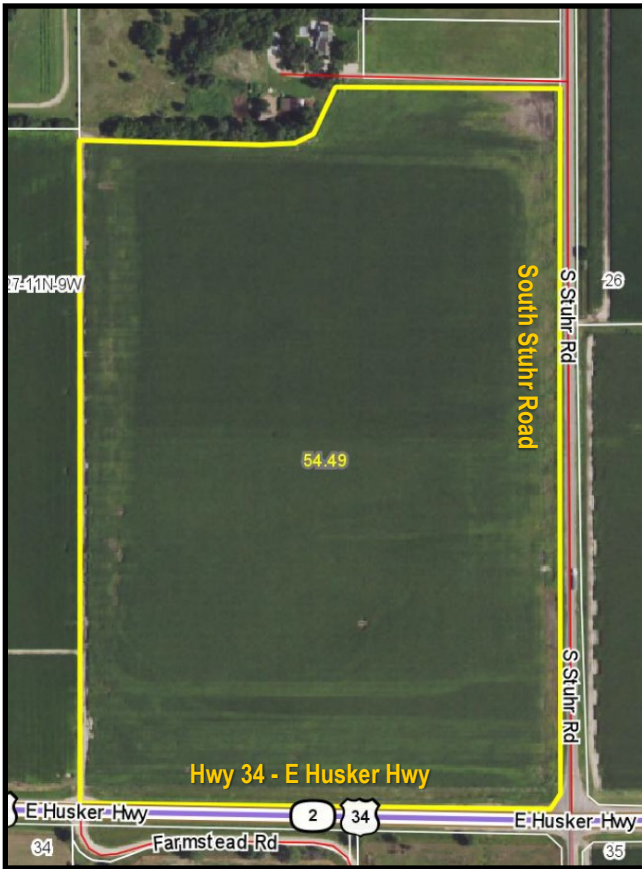
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds.





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
8402	Alda loam, rarely flooded	54.06	99.2%		Illw	Illw	44
8469	Gibbon silt loam, rarely flooded	0.43	0.8%		Ilw	Ilw	53