

LAND FOR SALE

Gragg Farm & Goose Hunting *Lewellen, NE*



Location:

3 miles west of Lewellen, Nebraska on Highway 26/92 and north across railroad tracks on east side of Cty. Rd. 193.

Legal Description:

W1/2NW1/4, SW1/4 lying north of RR ROW Section 13-T16N-R43W of the 6th P.M., Garden County, NE.

Acres:

155.42 tax assessed acres

Taxes:

2014 taxes payable in 2015 - \$2,216.90
40 Ac. Union Ditch Water - \$160 or \$4/Ac (2014)
98 Ac. Paisley Ditch Water - \$490 or \$5/Ac (2014)

FSA Info:

106.57 Ac. Cropland: 5.2 Ac Wheat Base at 48 Bu Yield, 4 Ac Oat Base at 38 Bu Yield; 68 Ac Corn Base at 117 Bu Yield; 4.4 Ac Barley Base at 40 Bu Yield.

Irrigation:

This property has a 2004 7-tower Reinke pivot, with a 350 Chevrolet natural gas engine completely overhauled in 2013, 80 HP Amarillo gearhead and WLR pump. There is also a full line of gated pipe to irrigate corners and south end of property. NE Well Reg. #G-036940 was set up at 1,542 GPM from 47' with 21' static level and a well depth of 90' in 1972. This property is in the North Platte NRD and there are 103.4 Certified Irrigated Acres with the well.

Improvements:

Older 2 bedroom, 1 bathroom house with old barn and unattached garage.

Price:

~~\$540,000~~ **Price Reduced \$495,000**

Comments:

There is excellent duck, goose and pheasant hunting. Center pivot makes a full circle across adjacent land to the east. Neighbor reimburses Seller for water and pays share of fuel expenses on engine. Good cash lease on cropland. Neighbor's 80 acres can be purchased to go with this property (See Cheney Irrigated 80 Brochure).

Contact:

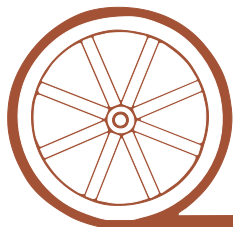
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

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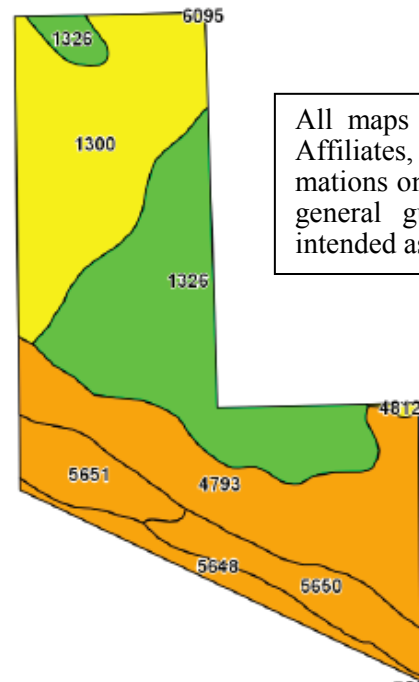
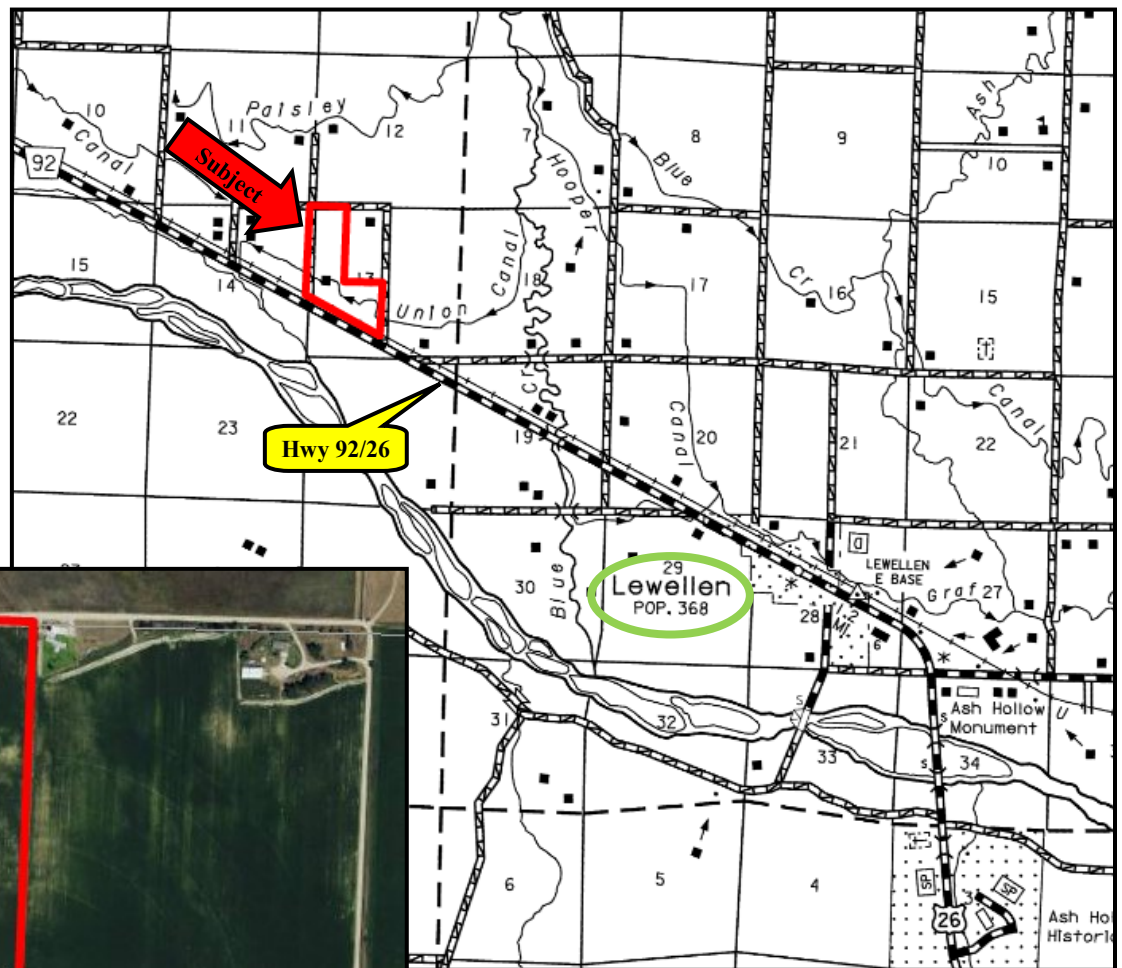
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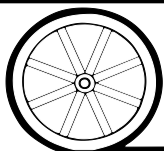
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1326	Bayard fine sandy loam, 0 to 1 percent slopes	45.66	30.4%		Ile	Ile
1300	Bayard fine sandy loam, 1 to 3 percent slopes	40.25	26.8%		Ille	Ile
4793	Valentine fine sand, 3 to 9 percent slopes, dry	36.51	24.3%		Vle	Ive
5650	Lemoyne sand, rarely flooded	11.38	7.6%		Vle	Ive
5651	Lewellen loam, rarely flooded	9.31	6.2%		Vls	
5648	Jankosh loam, rarely flooded	6.71	4.5%		Vls	
4812	Valentine loamy fine sand, 0 to 3 percent slopes, dry	0.42	0.3%		Ive	Ive



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