

LAND FOR SALE

Lewellen Farm



Location:

From Lewellen, Nebraska the property is 1 miles east on Hwy 92, 1 mile north on Cty. Rd. 203 and 1/2 mile east on Cty. Rd. 48.

Legal Description:

W1/2NE1/4 Section 26-T16N-R42W of the 6th P.M., Garden County, NE.

Acres:

80.69 tax assessed acres

Taxes:

2014 taxes payable in 2015 - \$2,126.18
Blue Creek Irrigation District Water Taxes - 80 acres at \$19/Ac.

Land Use:

Approximately 74 acres irrigated farm ground; 62.5 pivot irrigated acres, 11.5 acres flood irrigated, balance in building site.

FSA Info:

74.27 cropland acres; 71.2 Ac. Corn Base at 136 Bu Yield.

Water:

This property has both well and Blue Creek Irrigation District water rights. The well is certified for 74.5 acres. The well is NE Well Reg. #A-006647 and was set to pump 1,795 GPM. Well Depth 110', Static 35' currently set to pump 750 GPM for the pivot. Currently has 14" carry over and 70" new allocation for next 5 years.

Soils:

Excellent soils - 81% Class I Bayard loams & 19% Class II Bayard fine sandy loams.

Price:

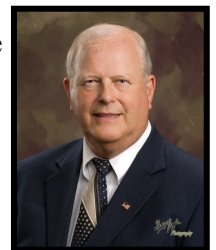
~~\$650,000~~ **Price Reduced** \$525,000

Comments:

This is an excellent farm with an abundance of deer, turkey, duck and goose hunting sitting between the Sandhills and the Clear Creek Waterfowl Management Area.

Contact:

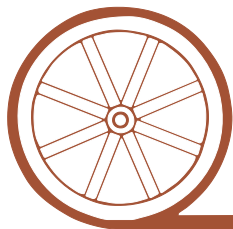
Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
Don Walker, Jerry Weaver, Chase Dodson, Tony Eggleston, Bruce Dodson



Mike Polk,
Listing Agent

Agri Affiliates—Providing Farm, Ranch Real Estate Services

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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

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.





House

Four bedroom, 2 1/2 bath house totally remodeled including new electric furnace heat pump, water softener, pressure tank and hot water tank.



L to R (top to bottom):
Living Room,
Kitchen,
Master Bedroom,
Master Bathroom,
Bedroom Upstairs,
Office

Outbuildings

Property includes a 2 car unattached garage with attached office, 1,440 sq ft shop building with 1 car attached garage, 3 grain bins with drying floors.

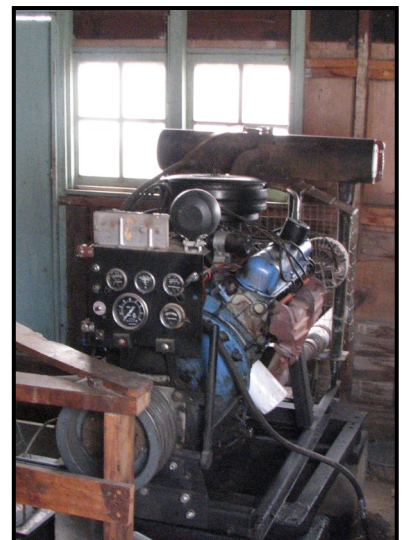


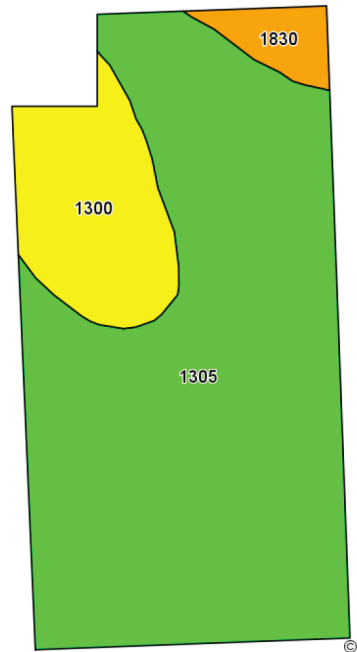
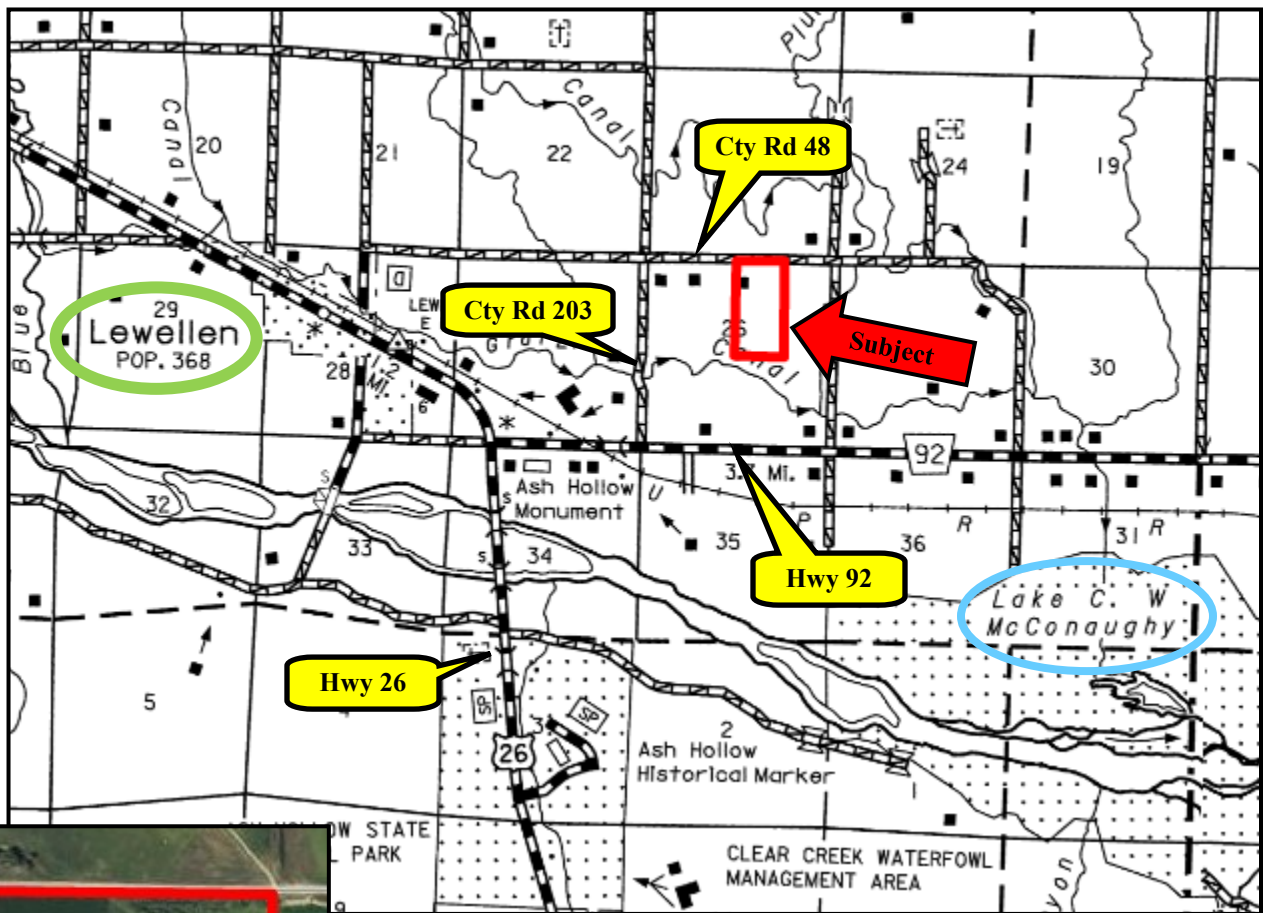
Irrigation Equipment

There is a 7 tower Zimmatic pivot with a 318 Chrysler propane engine and a Colorado irrigation pump on the well and additional gated pipe for the corners.



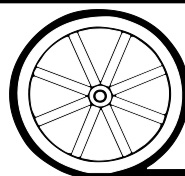
Left - Irrigation Well
Right - Chrysler Propane
Engine for Irrigation Well





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1305	Bayard loam, 0 to 1 percent slopes	61.35	80.5%		IIc	I
1300	Bayard fine sandy loam, 1 to 3 percent slopes	12.15	15.9%		IIle	IIe
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	2.73	3.6%		VIe	

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