

LAND FOR SALE

Lewellen Pivot



Location:

North out of Lewellen, Nebraska on County Road 199 4.5 miles, then east on County Road 55a 3/4 mile, then 1/2 mile north on County Road 201 to the southwest corner of the property.

Legal Description:

SW1/4 Section 26-T17N-R42W of the 6th P.M., Garden County, Nebraska.

Acres:

163.43 tax assessed acres

Taxes:

2013 taxes payable in 2014 - \$2,022.62

Land Use:

The property is comprised of 128.4 acres of pivot irrigated cropland with 16 acres of corners in dryland cropland and 16 acres of winter rangeland.

Water:

The property has 128.4 certified irrigated acres within the North Platte NRD with an average annual allocation of 14 acre-inches/certified acre.

Soils:

Mostly Sulco-McConaughy loams, with some Keith loam.

Improvements & Equipment:

1-center pivot irrigation system, electric motor, and pump. Well registration G-042859, with a pumping level of 166'.

Price:

\$571,000

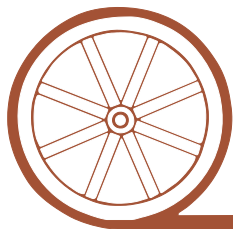
Comments:

The pivot had a new sprinkler package installed in 2013. There should be a full 14 acre-inches carried into the next allocation period starting in 2015.

Contact:

Bruce Dodson, Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, Jerry Weaver, Greg Polk, Chase Dodson, Tony Eggleston, Don Walker

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

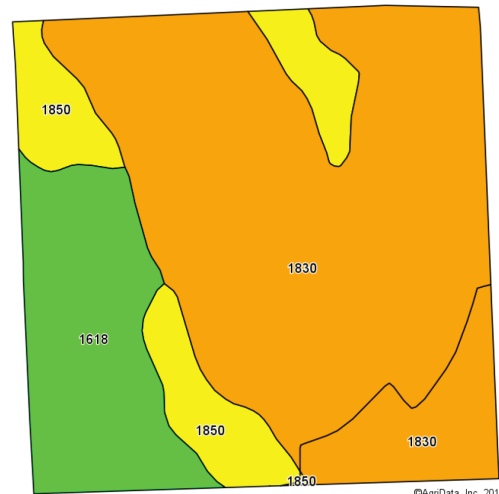
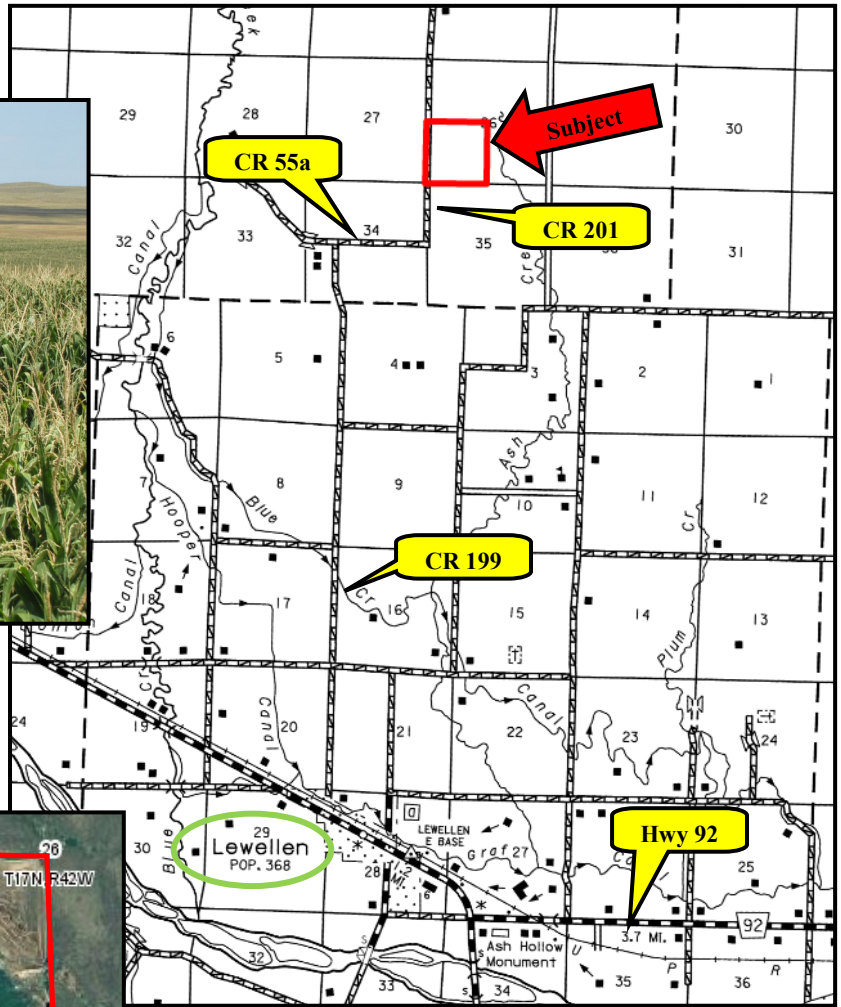
www.agriaffiliates.com

(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.

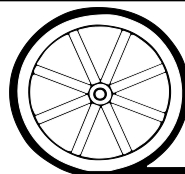




©AgriData, Inc. 2014

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	109.44	67.1%		Vle	
1618	Keith loam, 1 to 3 percent slopes	31.79	19.5%		Ile	Ile
1850	Sulco-McConaughy complex, 3 to 6 percent slopes, eroded	21.94	13.4%		Ive	IIle

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



AGRI AFFILIATES, INC.

...*Providing Farm - Ranch Real Estate Services.*...