

# LAND FOR SALE

## Deuel County Diversified Farm



### Comments:

This is an outstanding opportunity to purchase a diversified farm located just 3 miles south of Interstate 80 and 11 miles north of Interstate 76. The property includes 3 circles of pivot irrigated cropland, over 300 acres of non-irrigated cropland, 100 acres of rangeland and a well kept building improvement site.

### Location:

From the Interstate 80 interchange at Chappell, Nebraska the property is located 3 miles south on County Road 167 to the northeast corner of the property. County Road 6 separates Section 5 and Section 8.

### Legal Description:

SW1/4, SE1/4 except a tract in Section 5; W1/2, W1/2E1/2 except a tract in Section 8-T12N-R45W of the 6th P.M., Deuel County, Nebraska.

### Acres:

792.25 tax assessed acres

### Taxes:

2013 taxes payable in 2014 - \$10,192.58

### Land Use:

The property includes 356 acres pivot irrigated, 311 acres non-irrigated cropland, 103 acres of rangeland and 22 acres of site and roads.

### Water:

This property is located in the South Platte NRD and includes 413.9 certified irrigated acres. That is 57.9 more certified acres than are currently being irrigated. The property has 40.77 inches of allocation remaining for the 2014 and 2015 growing seasons.

### Soils:

Pivot Irrigated soils include 44% Class I, 39% Class II, 10% Class IV and 7% Class III soils. The balance of the property includes Class II, III and V soils.

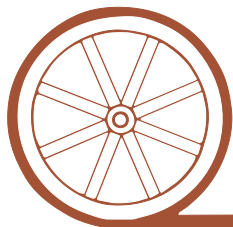
### Price:

**\$2,375,000**

### Contact:

**Tony Eggleston; Listing Agent - 308-530-6200 or [tony@agriaffiliates.com](mailto:tony@agriaffiliates.com)**  
**Mike Polk; Listing Agent - 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
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*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

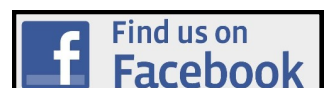
North Platte, NE 69103

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**(308) 534-9240**

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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.





### **Improvements & Equipment:**

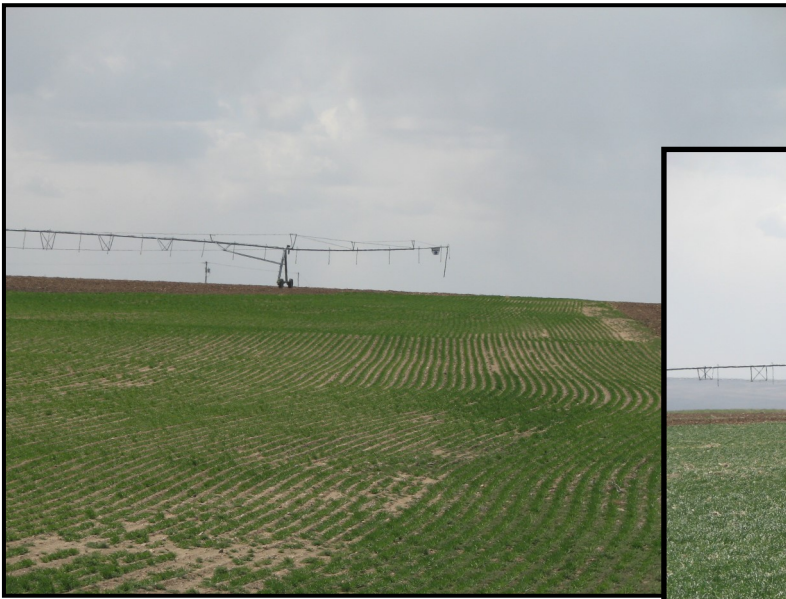
1,408 sq ft home with 3 bedrooms and 1 bath; 60 x 124 x 14' machinery storage building with one large overhead door, one small overhead door and sliding doors on the west. The machinery storage building is steel frame construction with dirt floor; 60 x 33 x 14' Quonset building utilized as a shop with a concrete floor; there is also an older frame barn, wooden corrals with a steel working facility; and 24,000 bushels of grain storage. A submersible well at the home site also provides livestock water to the corrals.

### **Comments:**

The buildings are well kept and in good repair. The machinery storage building is the newest building and is large enough to handle most modern equipment.

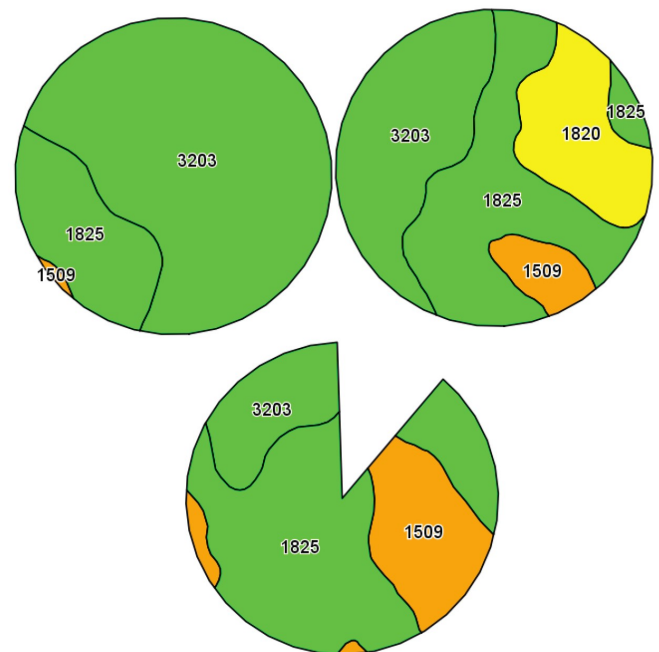






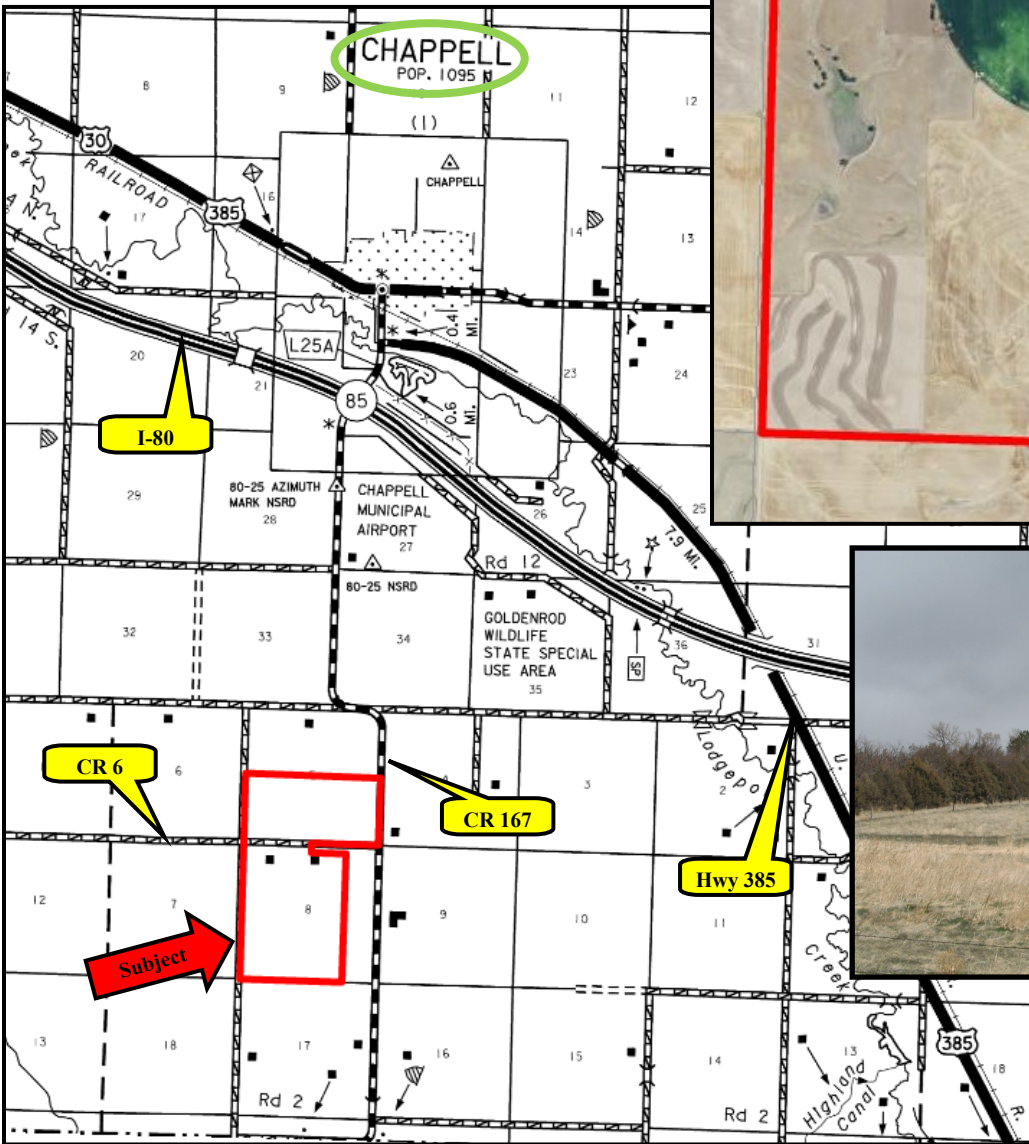
**Irrigation Equipment:** 3-Reinke center pivots installed new in 2001, 2003 and 2013, 2 electric irrigation motors with everything below ground reworked in 2003 and 2007.

**Grain Markets:** There are three grain markets within 25 miles of the property. The closest grain terminal is within 3.5 miles of the property at Chappell.

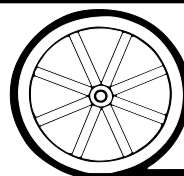


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	153.20	44.2%		IIIc	I
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	134.02	38.7%		IIle	IIIs
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	34.19	9.9%		IVe	IVe
1820	Satanta-Altvan complex, 3 to 6 percent slopes	25.28	7.3%		IIle	IIle





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