

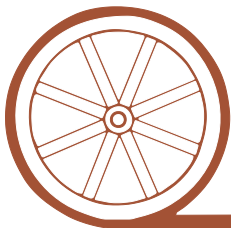
# LAND FOR SALE



## Garden County Pivot

- Location:** 12 miles north of Oshkosh, Nebraska on County Road 179 and then 1 mile west on County Road 82.
- Legal Description:** Pt. S1/2 Section 27 and Pt. N1/2 Section 34-T19N-R44W of the 6th P.M., Garden County, Nebraska.
- Acres:** 246.22 Surveyed Acres
- Taxes:** 2013 taxes payable in 2014: Approximately \$3,150; Presently combined with other land.
- Land Use:** 213.1 Acres Pivot Irrigated; Approximately 27 Acres Grass and Recently Expired CRP.
- FSA Info:** 35.1 Acres Wheat Base at 41 Bu. Yield  
151 Acres Corn Base at 90 Bu. Yield
- Water:** NE Well Reg. #G-057783 and G-166182 (Submersible Stock Well); Irrigation Well Shows 1,000 gpm from 208'; NRD shows 213.1 Certified Irrigated Acres; 41.4"/Acre remaining for 2014-2015.
- Irrigation Equipment:** 13 Tower Electrogator Pivot, Sargent Irrigation Pump, 150 HP Electric Motor and New Submersible Stock Well with rubber tire stock tank.
- Price:** **Price Reduced** to \$875,000.00
- Comments:** This pivot has good access via County Road 92. It has been in alfalfa, corn and forage sorghum and has produced well over the years. Excellent duck, goose and deer hunting. Seller would lease back property for 2014 and subsequent years.
- Contact:** **Mike Polk; Listing Agent - 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
Jerry Weaver, Bruce Dodson, Loren Johnson, Chase Dodson, Greg Polk, Tony Eggleston  
Roger Luehrs or Don Walker

*Offered Exclusively By:*



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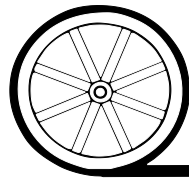
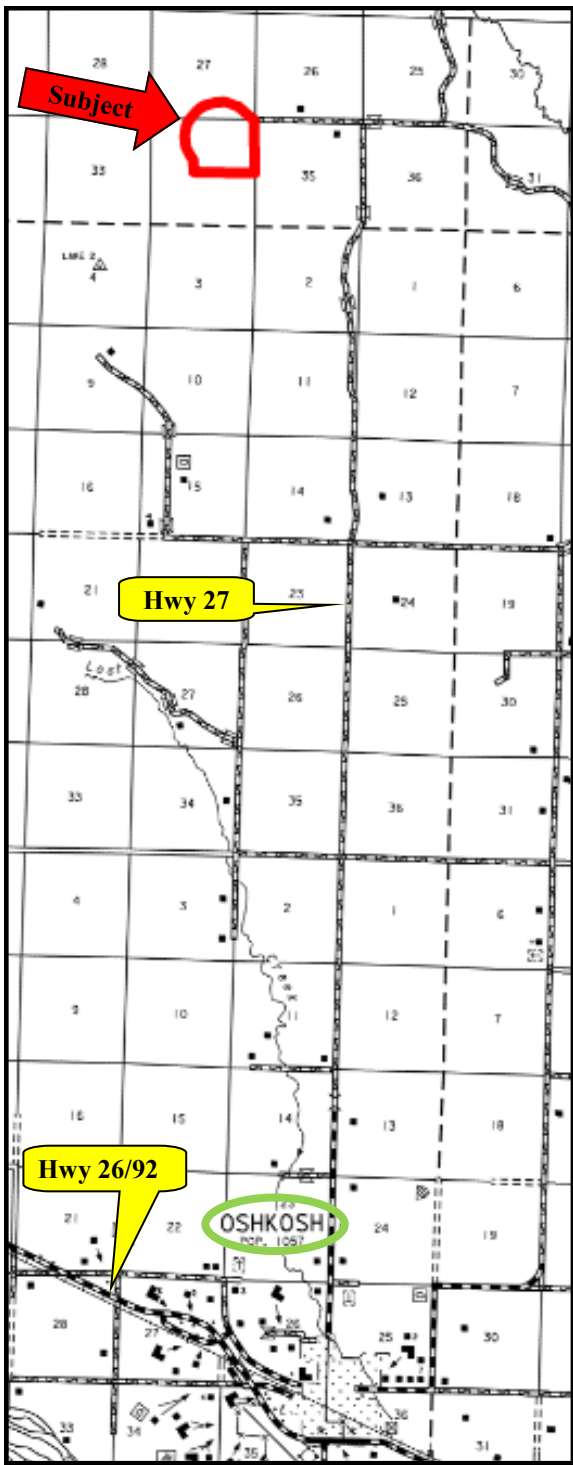
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