

LAND FOR SALE

HULL FARM



Location: 7 miles south and 2 miles east of Hastings, or 2 miles north and 6 1/2 miles east of Ayr, Nebraska. (Located on the corner of E Sundown Road and Pawnee Avenue)

Legal Description: W1/2 SW1/4 Section 23-T6N-R9W of the 6th P.M., Adams County, Nebraska

Acres: Adams County Assessor indicates a total of 80.0 acres

Land Use: Farm consists of pivot irrigated cropland with dry cropland corners

FSA: Total Cropland - 75.2 Corn base 67.6 acres at 119 bu/acre

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G-140361	Completion Date	5/2/2006
Gallons / Min	800 gpm	Well Depth	220'
Static Water Level	92'	Column	8.62"

Diesel Power unit, gearhead, pump, fuel tank, and pivot irrigation system are tenant owned and do not sell with the property.

NRD Information: The farm is located in the Little Blue Natural Resource District.

Soils: Soils consist of Crete, Hobbs, Hastings, and Holder silt loams, with 0-11% slope.

RE Taxes: 2013 real estate tax - \$3,115.74

List Price: **\$623,900** **Cash** **PRICE REDUCED**

Comments: A well maintained, very productive farm located in a strong farming community.

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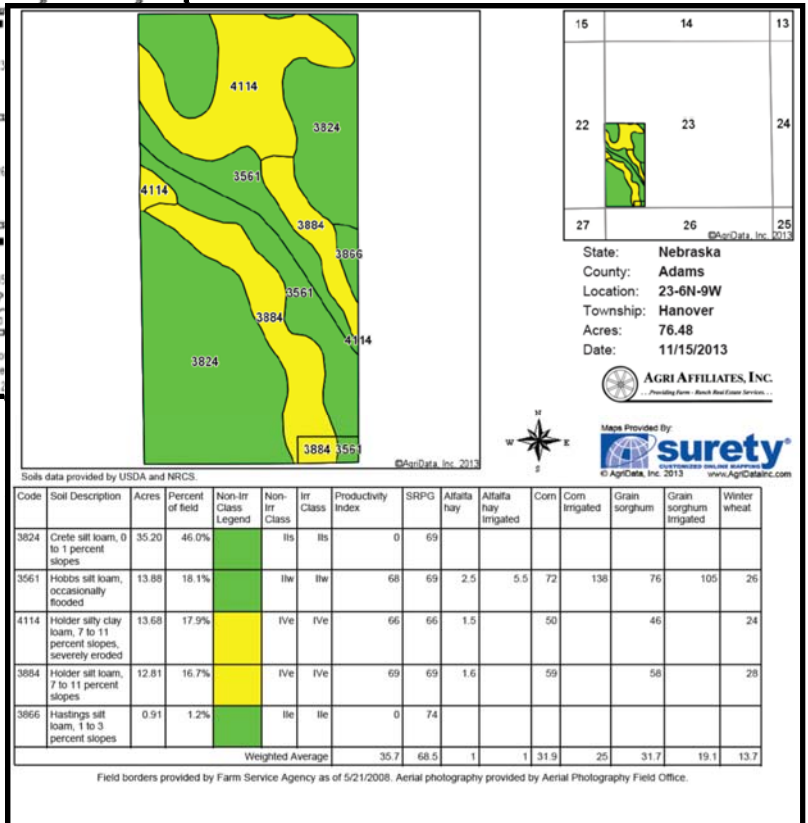
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