

LAND FOR SALE

Brule Pivot Quarter



Location:

From Brule, Nebraska, the property is 2 miles south and 3 miles west. Corner of Rd K & Rd West 50 is southwest corner of property.

Legal Description:

SW1/4 Section 29-T13N-R40W of the 6th PM, Keith County, NE.

Acres:

159.8 Tax Assessed Acres

Taxes:

2013 Taxes Payable in 2014 - \$5,140 Occupancy Taxes - \$1,569

Land Use:

133.5 acres pivot irrigated; 23.7 acres pivot corners currently farmed as non-irrigated cropland but have Certified Irrigated Acres. The northwest corner also has 4.4 acres enrolled in CRP through 9/30/2020.

FSA Info:

157.2 cropland acres with 4.4 acres enrolled in CRP Contract 2006-405A, \$172 annual payment ending 9/30/2020. 75.9 acre Corn Base at 117 Bu & 151 Bu.

Water:

Twin Platte NRD reports 156.86 Certified Acres. Two irrigation wells: G-004786 drilled 12/5/2003 to 145 feet and G-004784 drilled 9/15/1951 to 103 feet.

Soils:

36% Class I Duroc loam, 61% Class III Lexsworth loam. These are very productive soils.

Irrigation Equipment:

2004 Gen II 7-tower Zimmatic center pivot, 50 HP US Electric motor, well drilled December 2003 to 145 ft, 22' static water level, Sargent pump set for 750 GPM at 35 PSI. Second well in southwest corner is a 20 HP US Electric, Western Land Roller pump.

Possession:

Immediate possession upon closing.

Price:

\$1,200,000.00

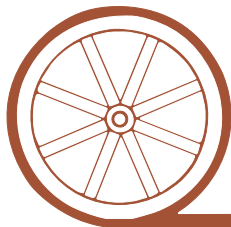
Comments:

Level pivot irrigated cropland with excellent soils. Very productive farm with corn multi year APH of 225 bu/acre. Property is a great candidate for corner pivot system to increase pivot irrigated acres. This area is subject to some hard water problems with the center pivots.

Contact:

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Offered Exclusively By:



AGRI AFFILIATES, INC.

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

NORTH PLATTE OFFICE

P.O. Box 1166

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North Platte, NE 69103

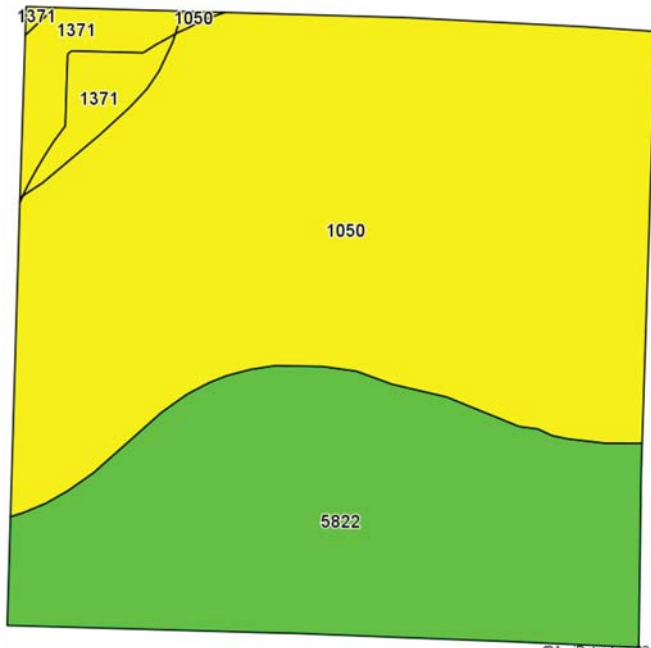
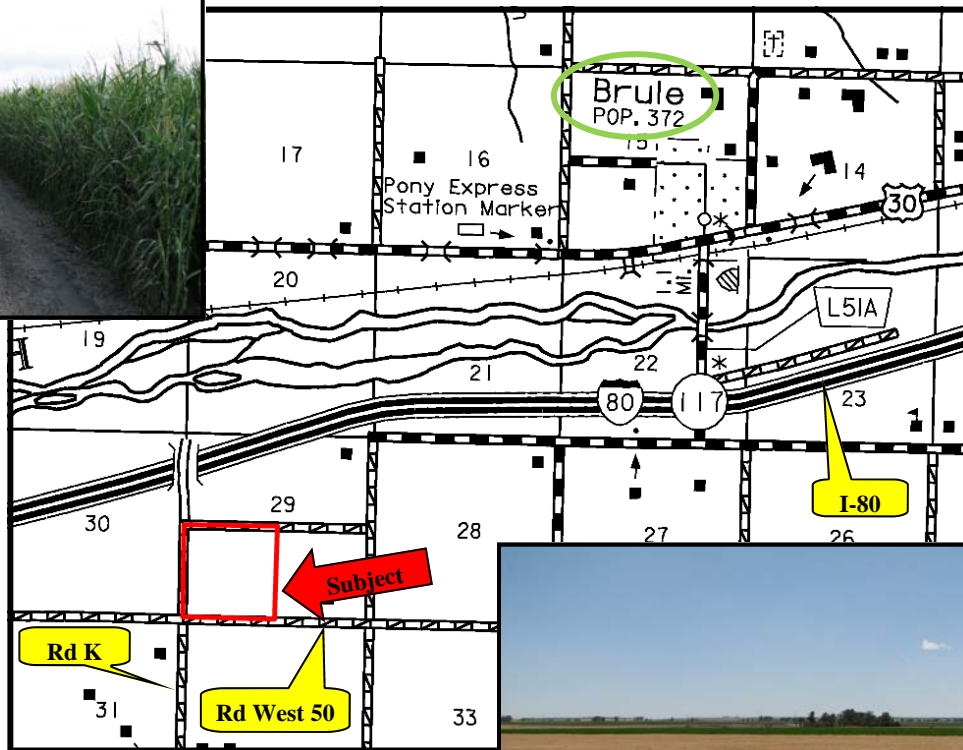
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

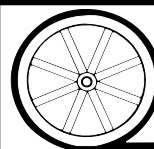




Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1050	Lexsworth loam, very rarely flooded	94.10	59.8%		IIIw	IIIw
5822	Duroc loam, terrace, 0 to 1 percent slopes	55.64	35.4%		IIC	I
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	7.53	4.8%		IVw	Ile



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