

LAND FOR SALE



KEARNEY COUNTY GRAVITY IRRIGATED FARM

Location: 2 miles north and 4 miles west of Minden, on gravel road. (located on the corner of 28 Road and O Road)

Legal Description: NE1/4 Section 32-T7N-R15W of the 6th P.M., Kearney County, Nebraska.

Property Description: Kearney County Assessor indicates a total of 146.33 acres. Farm consists of gravity irrigated cropland, with a large tree shelter belt

Farm Service Agency Information:

Total Cropland - 134.5 acres
Government Base Acres
 Corn 126.4 acres at 135 bu/acre
 Soybeans 5.1 acres at 34 bu/acre
(yields are for both direct and counter cyclical payments)
All cropland is considered non-highly erodible by the NRCS

Irrigation Information: Water for irrigation is provided by a well and water rights from the Central Nebraska Public Power & Irrigation District.
Well Registration G071118
Completion Date 8/1/2006 at 2,200 gpm
Well Depth 200'
Static Water Level 51'
Pumping Level 65'
Column 10"
Power Unit Chevy Model 454 - propane
(The farm receives 135.0 acres of water rights from the Central Nebraska Public Power & Irrigation District)
The canal pump and all irrigation pipe are tenant owned and do not sell with property.

Natural Resource District Information:

The farm is located in the Tri-Basin Natural Resource District and is subject to certified irrigated acres. Records from the Tri-Basin Natural Resource District indicate that the farm contains 134.6 certified irrigated acres.

Offered Exclusively By:



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



Soils: Soils consist of Class I and II Kenesaw and Coly silt loams, with slopes of 0-3%.

RE Taxes: 2012 Real Estate Tax - \$6,853.38

List Price: **\$1,183,600.00** **Cash**

Comments: This is a productive, well maintained farm located in a strong farming community.

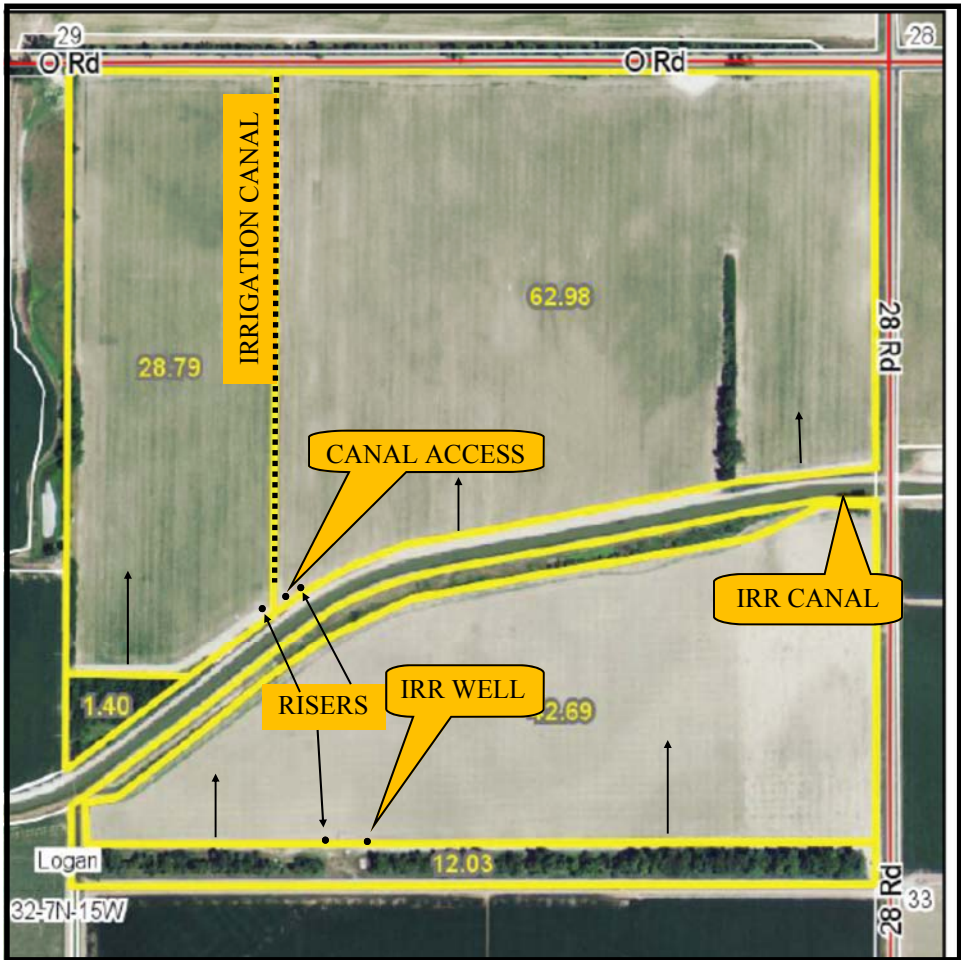
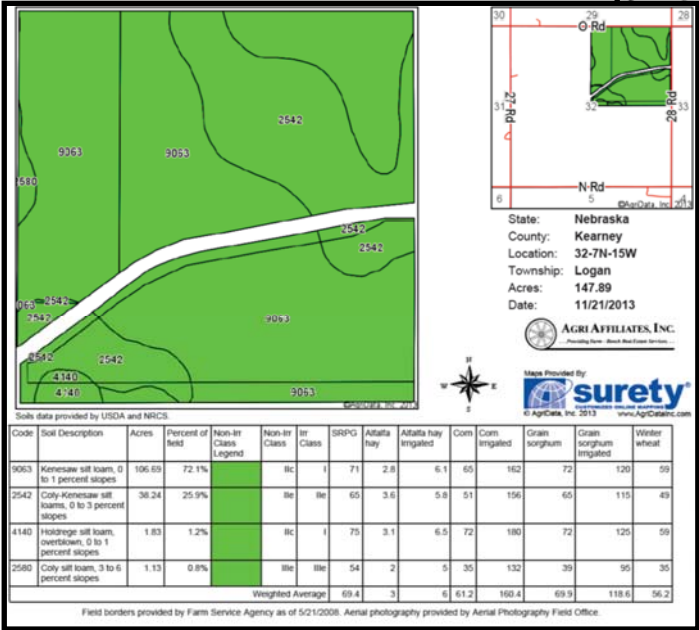
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