

# LAND FOR SALE

## McPherson County Pivot



### Location:

From Ringgold, Nebraska the property is located 7 1/2 miles north on Ringgold Road and then 1 1/2 miles west on county road.

### Legal Description:

Pt. W1/2 Section 17, Pt. E1/2 Section 18-T19N-R30W of the 6th P.M., McPherson County, Nebraska.

### Acres:

214 Tax Assessed Acres

### Taxes:

2013 taxes payable in 2014 - \$2,504.84

### Land Use:

170 acres center pivot irrigated cropland, and 36 acres of hayland in the corners.

### FSA Info:

202.7 acres of cropland; 160 acres of corn base @ 119 DCP yield.

### Water:

The property has 169.3 certified irrigated acres within the Upper Loup NRD.

### Soils:

Irrigated Class III and IV soils, consisting mostly of Valentine loamy fine sand and Dunday loamy fine sand.

### Improvements & Equipment:

1997 Zimmatic 8-Tower Center Pivot; CAT 3306 Engine; Lima 10KW Generator; Randolph 100 HP Gearhead; and Sargent Pump

### Price:

**Price Reduced \$840,000.00**

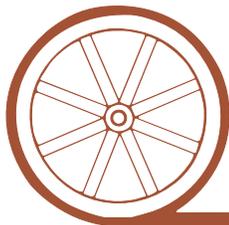
### Comments:

Nearly level field with a history of corn and forage production. No pumping restrictions.

### Contact:

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Mike Polk, Dallas Dodson, Loren Johnson, Tony Eggleston, Jerry Weaver, Roger Luehrs, Chase Dodson

*Offered Exclusively By:*



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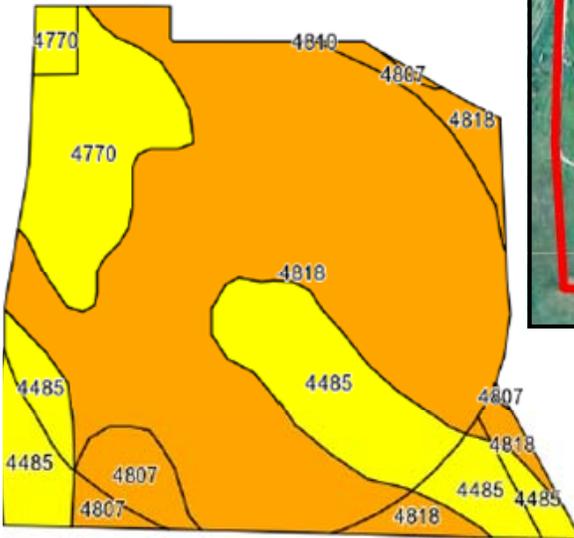
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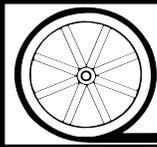
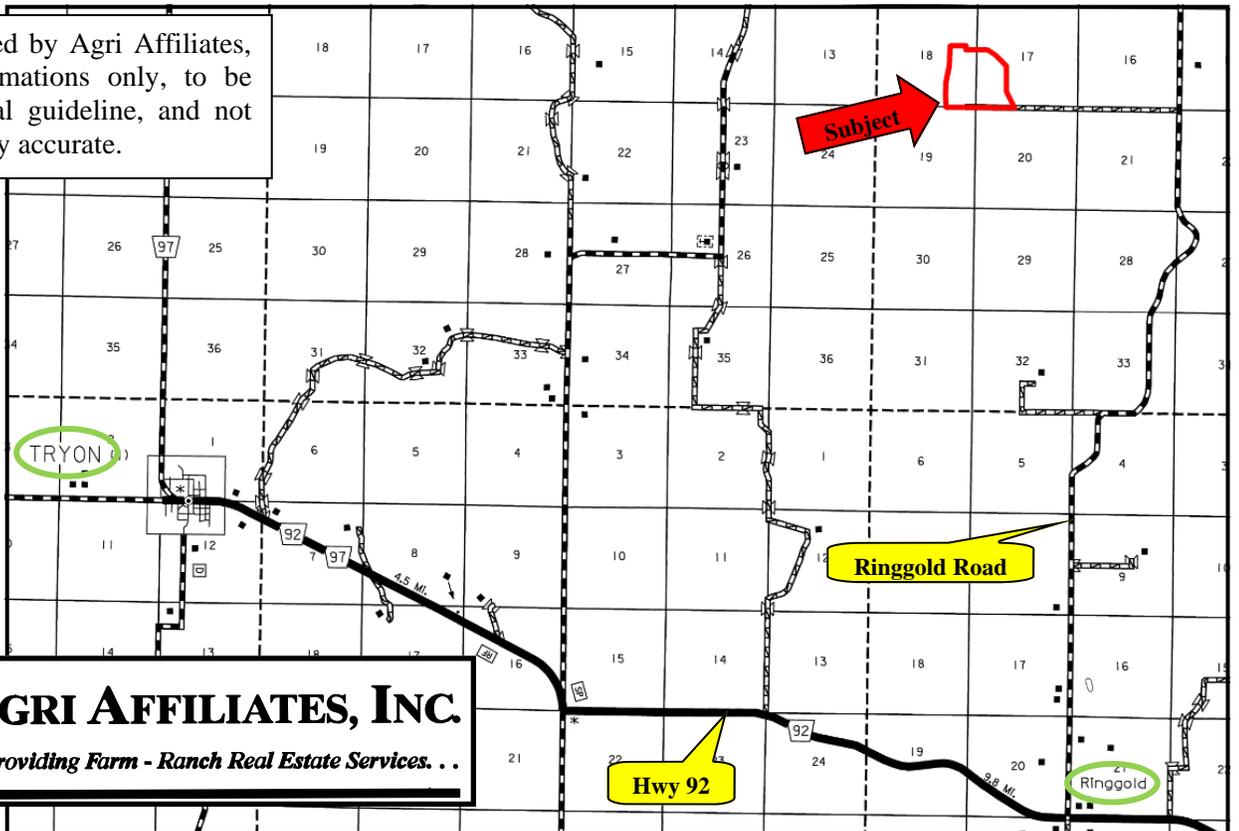


Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to 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	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Com	Winter wheat
4818	Valentine loamy fine sand, 3 to 9 percent slopes	134.4	63.8%		IVe	IVe	2305	31	0.8		
4485	Dunday loamy fine sand, 0 to 3 percent slopes	40.3	19.1%		IVe	IIIe	2373	35	1.5	28	22
4770	Mullen loamy fine sand, 0 to 3 percent slopes	27.2	12.9%		IIIe	IIIe	2392	46	2		
4807	Valentine fine sand, rolling	8.8	4.2%		IVe		2408	19			
<b>Weighted Average</b>							<b>2333.5</b>	<b>33.2</b>	<b>1.1</b>	<b>5.3</b>	<b>4.2</b>

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