

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

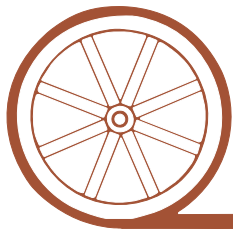
Comments:

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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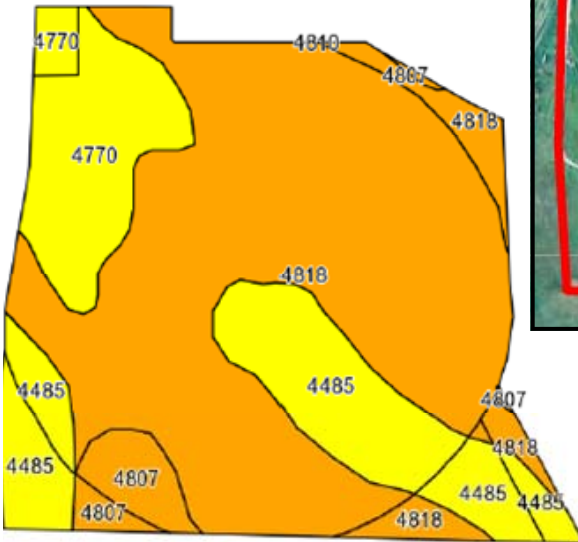
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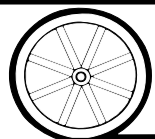
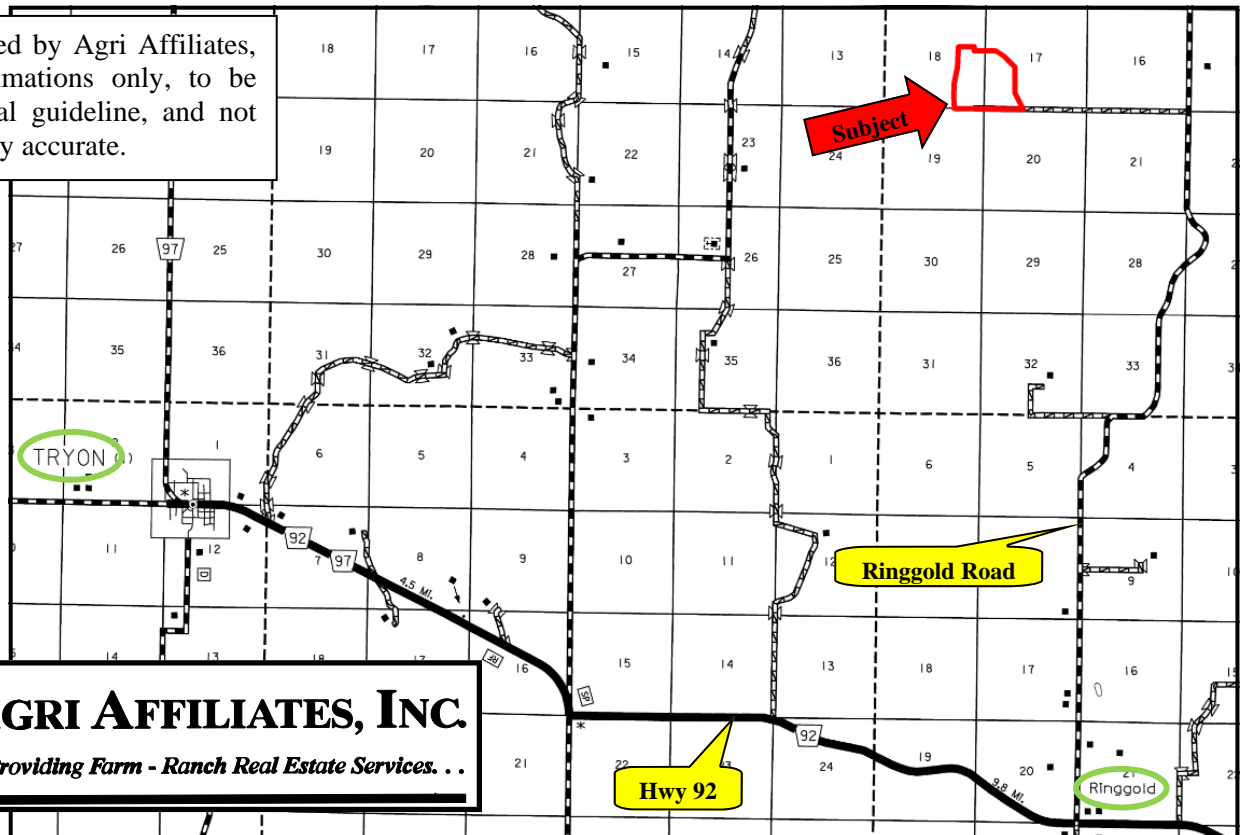
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Com	Winter wheat
4818	Valentine loamy fine sand, 3 to 9 percent slopes	134.4	63.8%		Vle	Ive	2305	31	0.8		
4485	Dunday loamy fine sand, 0 to 3 percent slopes	40.3	19.1%		Ive	Ille	2373	35	1.5	28	22
4770	Mullen loamy fine sand, 0 to 3 percent slopes	27.2	12.9%		Ille	Ille	2392	46	2		
4807	Valentine fine sand, rolling	8.8	4.2%		Vle		2408	19			
Weighted Average							2333.5	33.2	1.1	5.3	4.2

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