

LAND FOR SALE

FROST FARM DAWSON COUNTY

Location: 6 miles east of Lexington, NE or 3 miles west of Overton, NE.

Address: 75275 Road 441, Overton, NE 68863

Legal

Description: Part of the S1/2 located south of railroad Section 16; and NE1/4 Section 21-T9N-R20W of the 6th P.M., Dawson County, Nebraska

Property

Description: The Dawson County Assessor indicates a total of 302.99 acres. Farm consists of pivot and gravity irrigated cropland with dry crop, pasture and a rural improvement site.

Building

Improvements: Includes a 1,296 sq.ft. 1 1/2 story with three bedrooms and one bath, a secondary 672 sq.ft. one story house, 400 sq.ft. detached garage, 432 sq.ft. metal Quonset, barn, and miscellaneous structures. **Improvement Site Can be Purchased Separately.** Domestic water is provided by a well equipped with an electric submersible, and the house is equipped with a septic system.

Farm Service Agency

Information: Total Cropland - 252.1 acres.
Govt Base Acres -
Corn 132.4 acres with a direct yield of 53 bu/acre and a counter cyclical yield of 139 bu/acre
Soybeans 102.0 acres with a direct yield of 40 bu/acre and a counter cyclical yield of 48 bu/acre
All cropland is considered non-highly erodible by the NRCS.

Natural Resource District

Information: The subject property is located in the Central Platte Natural Resource District and is subject to certified irrigated acres. Records from the Central Platte Natural Resource District indicates that Frost Farm contains 237.23 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.



Irrigation

Information: Water for irrigation is provided by three wells. Irrigation water and equipment information is as follows:

	<u>Southeast Well</u>	<u>North Well</u>	<u>West Well</u>
Registration	G006157	G006156	G059200
Completion date	July 18, 1956	June 1, 2004	August 26, 1976
Gallons / minute	1,000	1,000	800
Well Depth	71'	160'	120'
Static Water Level	11'	14'	10'
Pumping Level	18'	30'	90'
Column	8"	6"	9"
Pump	Western Land Roller	Western Land Roller	
Gearhead	Amarillo 100 hp		
Power Unit		U S Electric 15 hp	
	Propane Tank	Control Panel	

SE Well - Power is provided by a tenant owned propane engine, and water is distributed by a reversing tenant owned pivot irrigation system, both of which do not sell with property.

West Well - the pump, electric motor, and control panel along with the five tower pivot irrigation system is tenant owned and does not sell with property.

Soils: The cropland consists primarily of Class I and II Gosper loam, 0-1% slope, with lesser amounts of Class III Gosper loam, saline alkali. Slopes range from 0-1%. Pasture soils consist primarily of Gosper loam, saline alkali with a lesser amount of Gosper loam. Slopes range from 0-1%.

RE Taxes: 2012 Real Estate Tax - \$8,727.22

List Price: **\$1,481,000.00**

Lease

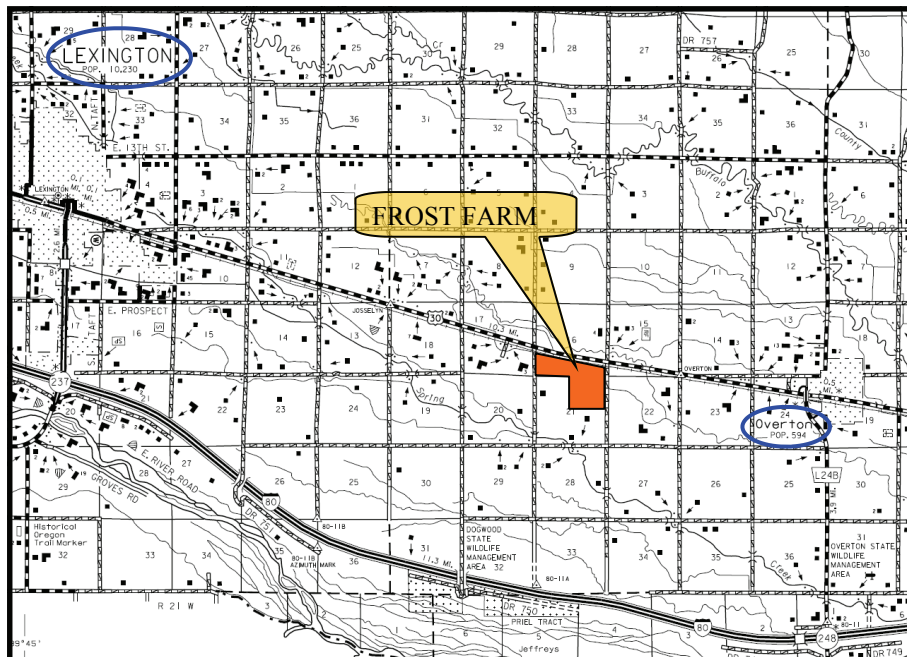
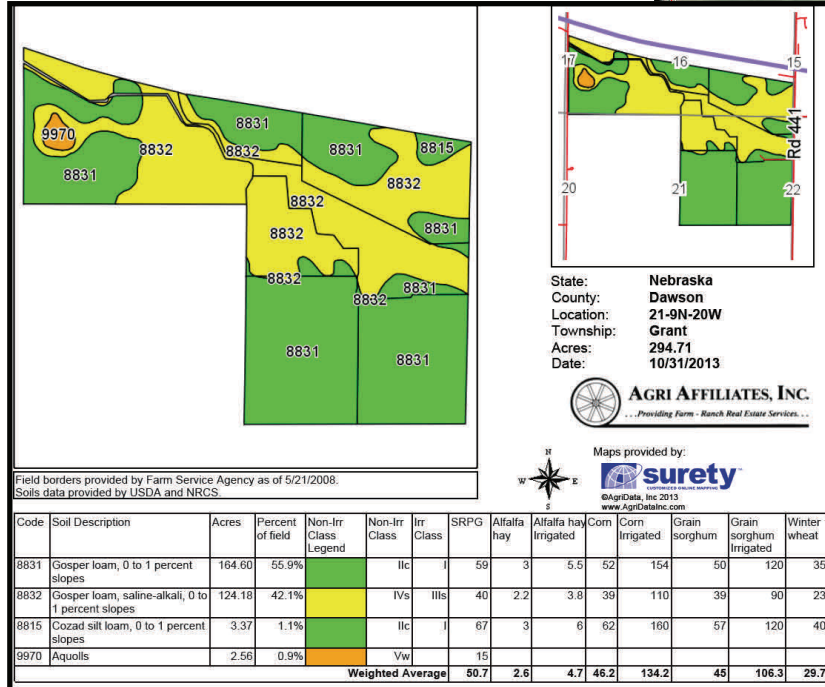
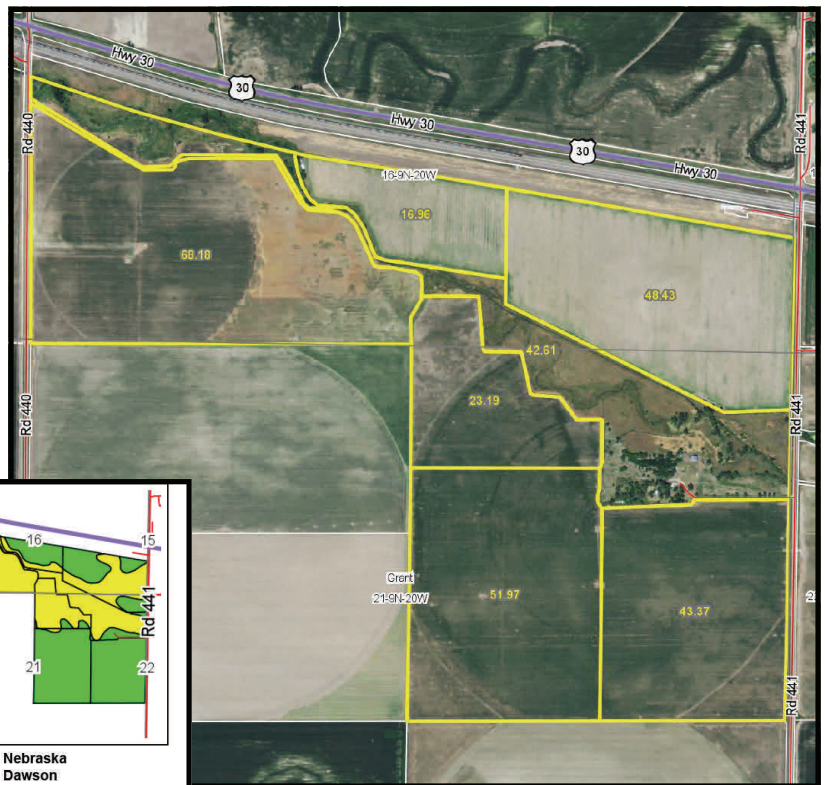
Information: The cropland and pasture is subject to a cash farm lease which terminates February 29, 2016. The building improvements are subject to a cash lease which terminates August 31, 2014.

Comments: This is a well maintained farm located in a strong farming community. Owners will consider parceling.

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West Well Site





North Well Site



House



Garage



Barn