

LAND FOR SALE

HAMILTON COUNTY FARM

- Location:** 2 miles north and 1/2 mile west of Giltner on gravel road, or 4 miles south and 8 1/2 miles west of Aurora, Nebraska
- Legal Description:** **Parcel #1** - E1/2 NW1/4 Section 31-T10N-R7W of the 6th P.M., Hamilton County, Nebraska.
Parcel #2 - E1/2 SW1/4 Section 30-T10N-R7W of the 6th P.M., Hamilton County, Nebraska.
- Property Description:** **Parcel #1** - Hamilton County Assessor indicates a total of 79.31 acres. Farm consists of gravity irrigated cropland. **(The building improvements located along the west have been sold, and are scheduled to be removed from the property)**
Parcel #2 - Hamilton County Assessor indicates a total of 79.08 acres. Farm consists of pivot irrigated cropland with dry crop corners.
- Soils:** **Parcel #1** - consists primarily of Detroit and Hastings silt loams, with lesser amounts of Butler and Fillmore silt loams.
Parcel #2 - consists of Holder and Hobbs silt loams.
- Farm Service Agency Information:** Hamilton County Farm #4363
Total Cropland - 150.6 acres
Government Base Acres Corn 150.4 acres at 133 bu/acre
(yield is for both direct and counter cyclical payments)
- Irrigation:**
- | | Parcel #1 | Parcel #2 |
|--------------------|-------------------------|------------------------|
| Well Registration | G015436 | G039055 |
| Completion Date | 12/16/2004 at 1,000 gpm | 2/23/1973 at 1,000 gpm |
| Well Depth | 200' | 210' |
| Static Water Level | 70' | 85' |
| Pumping Level | 135' | 95' |
| Column | 8" | 6" |
| Pump | Western Land Roller | Western Land Roller |
| Power Unit | U S Electric 60 hp | General Electric 60 hp |
- Parcel #1 also has 3,780 feet of 8 inch gated aluminum irrigation pipe, and a re-use pit with underground pipe.
The pivot irrigation system located on Parcel #2 is tenant owned and does not sell with property.
- RE Taxes:** 2012 real estate taxes Parcel #1 - \$3,546.28
Parcel #2 - \$3,083.08



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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.



HAMILTON COUNTY FARM (page 2)

List Price:	Parcel #1	\$920,000.00	Cash
	Parcel #2	\$920,000.00	Cash

Comments: This is a good quality farm offering excellent productivity.

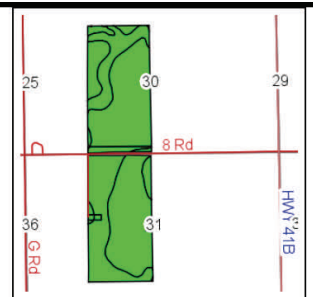
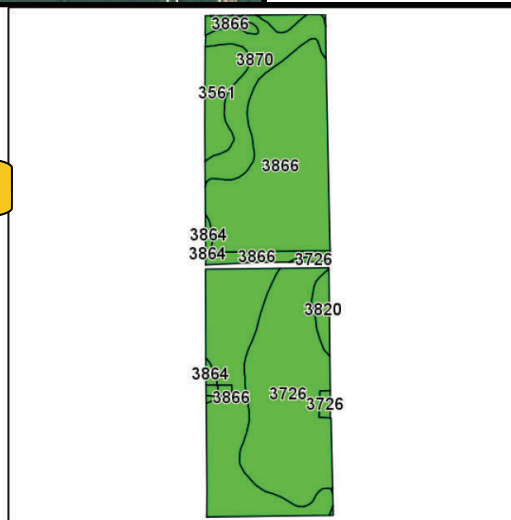
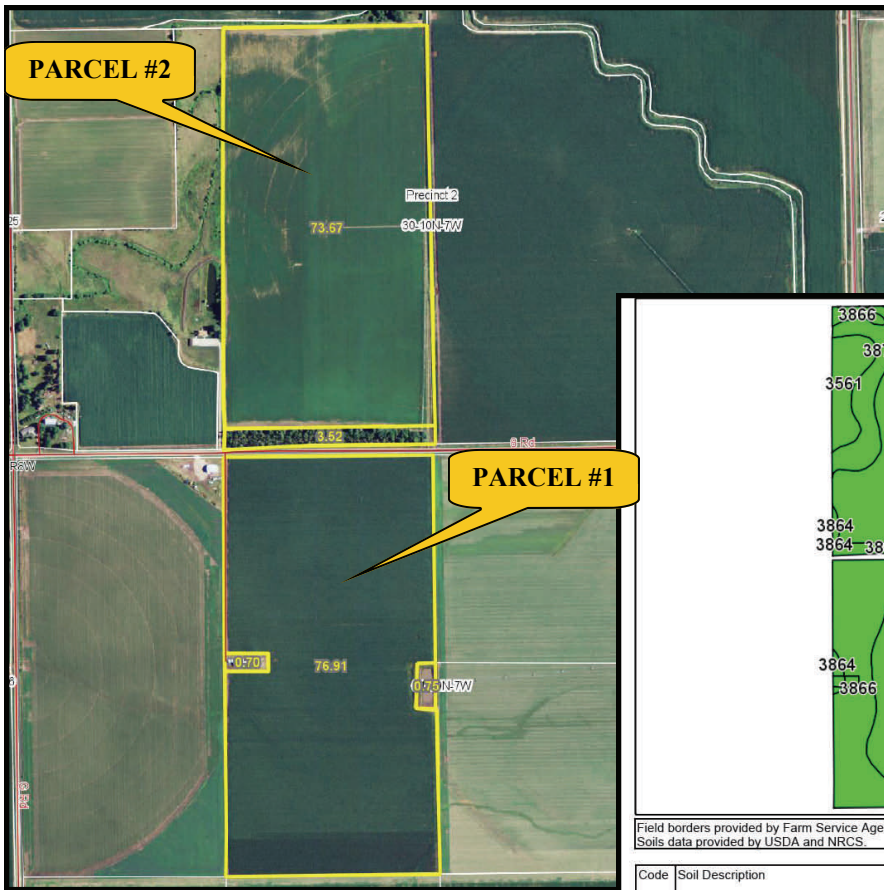
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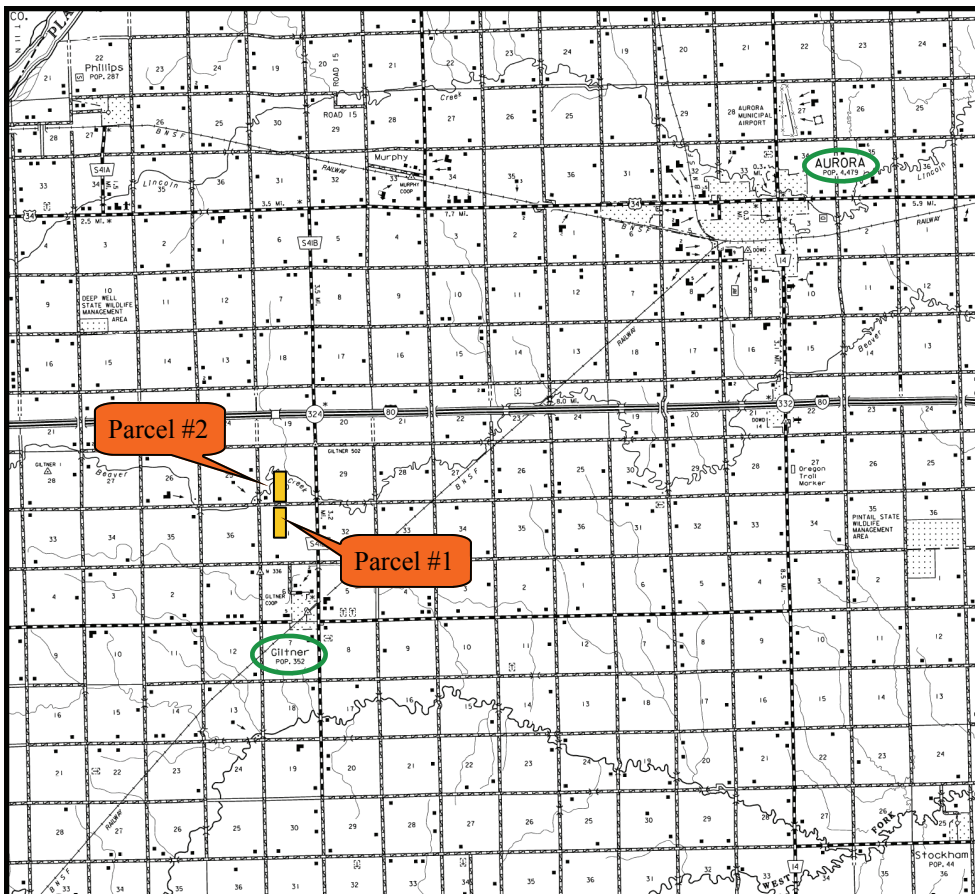


State: Nebraska
County: Hamilton
Location: 30-10N-7W
Township: Precinct 2
Acres: 155.55
Date: 9/26/2013



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Corn	Grain sorghum	Winter wheat
3866	Hastings silt loam, 1 to 3 percent slopes	82.70	53.2%		Ile	Ile	72	4.4	96	84	42
3726	Detroit silt loam, 0 to 1 percent slopes	43.25	27.8%		I	I	72	4.1	62	77	40
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	15.92	10.2%		Ille	Ille	65	2.5	55	63	33
3561	Hobbs silt loam, occasionally flooded	9.58	6.2%		Ilw	Ilw	69	3.8	72	79	38
3820	Butler silt loam, 0 to 1 percent slopes	2.60	1.7%		Ilw	Ilw	65	3	53	69	34
3864	Hastings silt loam, 0 to 1 percent slopes	1.50	1.0%		I	I	74	4.8	100	88	50
Weighted Average							71	4.1	80.2	79.4	40.1



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