

LAND FOR SALE



Keith County Pivot & Airport Warehouse & Vineyard

Location:

Parcel #1 - 3 1/2 miles west of Brule, Nebraska on US Hwy 30 then 1 1/2 miles north on gravelled Cty Rd West L. **Parcel #2** - Adjacent to Ogallala, Nebraska Airport.

Legal Description:

Parcel #1 - A surveyed tract in W1/2 Section 7-T13N-R40W of the 6th P.M., Keith County, NE. **Parcel #2** - Lots A & B Jehorek's Replat & Lot 2 Ogallala Ind. Addition, Keith County, NE.

Acres:

Parcel #1 - 192.44 tax assessed acres; **Parcel #2** - 11.02 tax assessed acres

Taxes:

2012 taxes payable in 2013: **Parcel #1** - \$2,321.50; **Parcel #2** - \$4,603.92

Land Use:

Parcel #1 - Twin Platte NRD - NE Well Reg. #G-059857; 153.514 Certified Irrigated Acres; Well Depth 415', State Water 250', Set up to pump 2,056 GPM from 325' in 1978. Sargent replaced pump in September 2001 and replaced gearhead with 125 HP Electric Motor in 2012. Holzfasters replaced underground pipeline in the spring of 2013. 7 tower Zimmatic Pivot with Lo-Pressure Drops.

Parcel #2 - Consists of a 3 acre building site with a 100'X75' (7,500 sq ft) steel frame building divided into two 2,550 sq ft sections and one 3,000 sq ft section. This building has reception area, large conference room and warehouse area with radiant heat and central air. There is a new septic system and leach field capable of handling 100 people. There is a 30 GPM submersible well with on-demand capacity of 45 GPM that supplies water for the building and 5 acres of drip irrigated grapes. The grapes consist of 3 acres of "Marechal Foch" grapes, 1 acre of "Delaware" grapes and 1 acre of "Sabrevois" grapes. All three varieties are in very high demand by the area wine producers. The remaining 3 acres are to be planted to sweet corn. There are 8.82 Certified Irrigated Acres to pass with this property, Well Reg. #G-144709.

Price:

Parcel #1 - \$1,200,000; **Parcel #2** - \$300,000

Comments:

These are two very attractive properties with good access via county gravel road on Parcel #1 and blacktop Airport Road on Parcel #2. Parcel #2 would make an ideal seed corn distribution warehouse with the added income of the grapes for the Buyer. Parcel #1 has a very high APH with a 10 year average of 193 Bu which included three hail years.

Contact:

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Offered Exclusively By:

NORTH PLATTE OFFICE

P.O. Box 1166

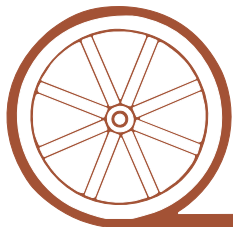
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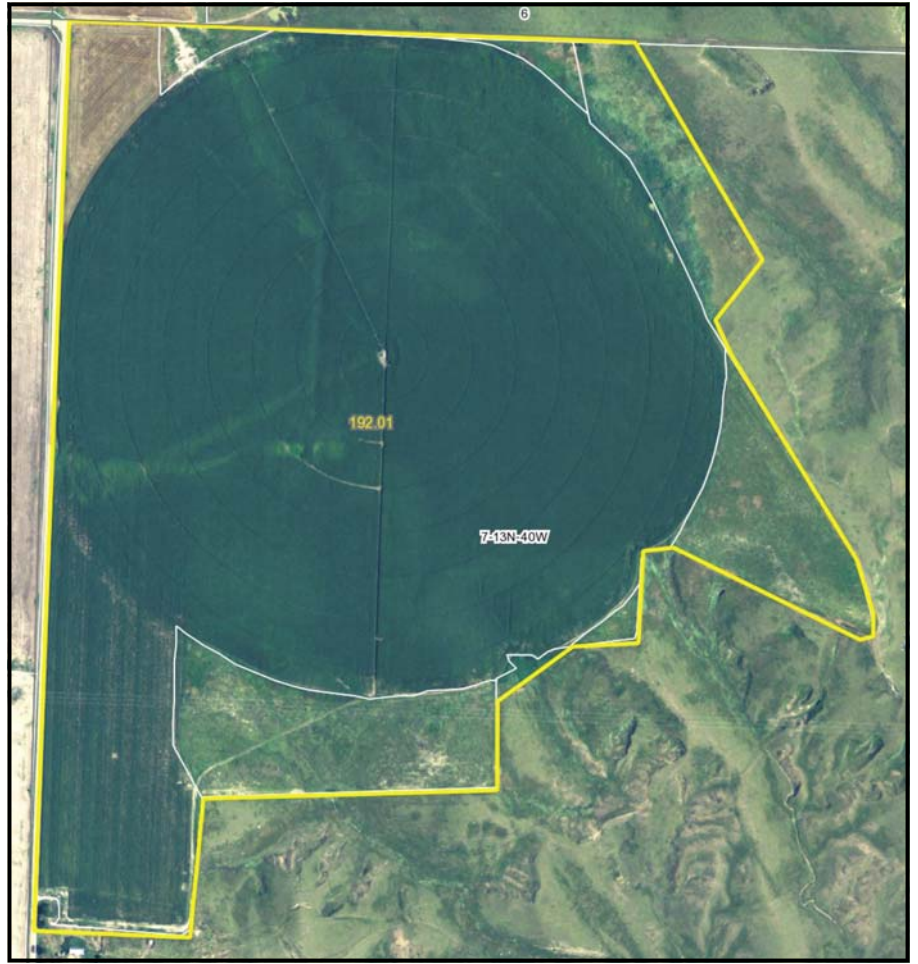
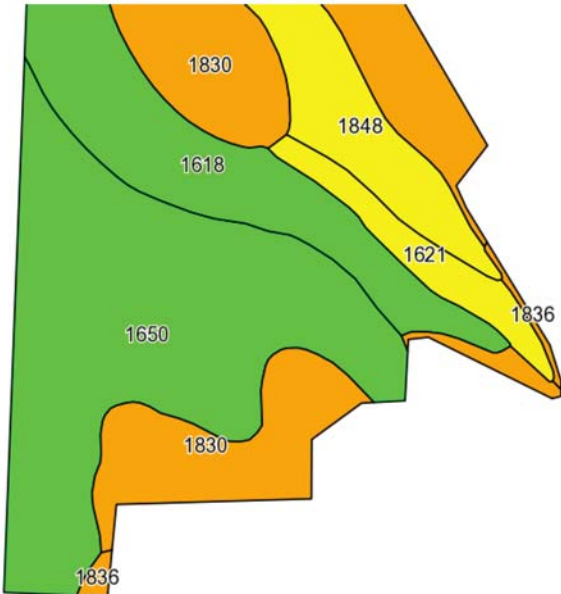


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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Parcel #1



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1650	Kuma loam, 0 to 1 percent slopes	77.1	40.2%		IIc	I
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	51.4	26.7%		VIe	
1618	Keith loam, 1 to 3 percent slopes	34.3	17.8%		IIe	IIe
1848	Sulco loam, 6 to 9 percent slopes	18.1	9.4%		IVe	IVe
1621	Keith loam, 3 to 6 percent slopes	9.5	4.9%		IIIe	IIIe
1836	Sulco-Dix complex, 9 to 20 percent slopes	1.6	0.8%		VI	



Parcel #2



Front entrance of Airport Warehouse



12X12' door to warehouse



Large conference room



One of the three large warehouse sections



Vineyard



Vineyard in relation to building

