

LAND FOR SALE



FRENCH PROPERTY - PARCEL #3

Location: The farm is located on the east edge of Gothenburg, Nebraska, on Avenue M.

Legal Description: S1/2 NW1/4 (Ex 40' Co ROW) Sec 11-T11N-R25W of the 6th P.M., Dawson County, Nebraska.

Acres: Dawson County Assessor indicates a total of 79.94 acres.

Land Use: Farm consists of a combination of pivot & gravity irrigated cropland.

FSA: Total Cropland - 80.5 acres with Corn Base - 63.1 acres at 124 bu/acre

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G-06745	Completion Date	7/9/1956
Gallons / Min	1,000 gpm	Well Depth	149'
Static Water Level	30'	Column	9"

Well water is pumped by a belt driven Western Land Roller pump equipped with a 20HP Marathon electric motor. The farm also has 72 acres of surface water rights from the Gothenburg Canal. Surface water is pumped by a Western Land Roller pump equipped with a 20 HP US Motors electric motor and applied by a tenant owned 7 tower Valley pivot. **The two electric motors, panels, canal bubbler screen, Western Land Roller pump at canal access, and the pivot irrigation system are tenant owned and do not sell with property.**

NRD

Information: The farm has 78.5 certified irrigated acres with the Central Platte NRD.

Soils: Soils consist of Hord and Cozad silt loam with 0-6% slopes.

RE Taxes: 2012 real estate tax - \$3,155.36

List Price: **\$830,000.00** **Cash**

Comments: Farm sells subject to a two year cash farm lease which terminates February 28, 2015.

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KEARNEY OFFICE

P.O. Box 1390

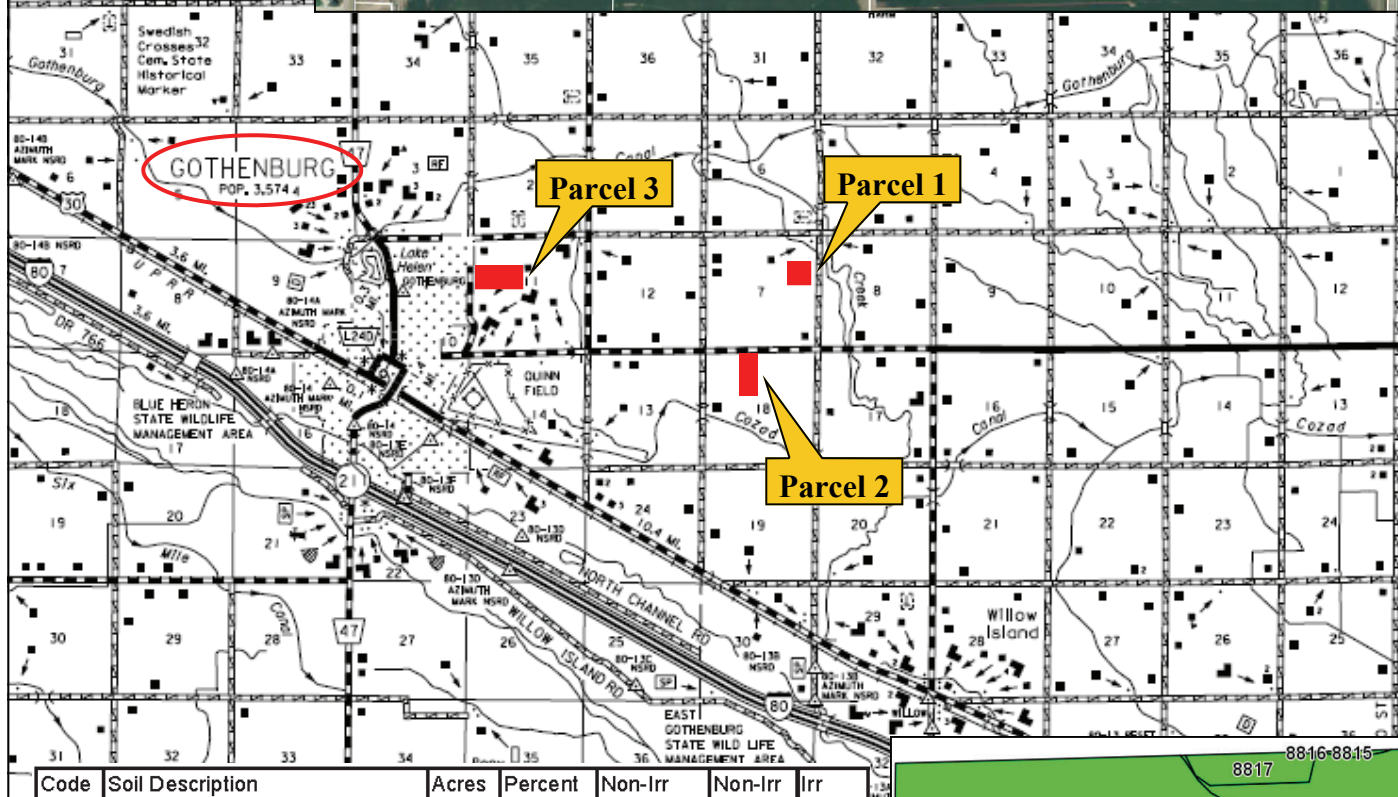
2418 East Hwy 30

Kearney NE 68848-1390

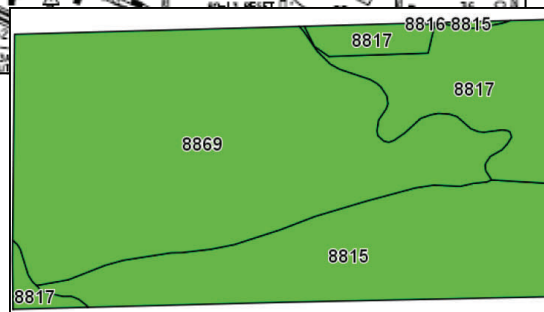
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8869	Hord silt loam, 0 to 1 percent slopes	46.3	56.2%		IIc	I
8815	Cozad silt loam, 0 to 1 percent slopes	22	26.6%		IIc	I
8817	Cozad silt loam, 3 to 6 percent slopes	14.2	17.2%		IIle	IIle



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