

LAND FOR SALE

FRENCH PROPERTY - PARCEL #1



Location: From Gothenburg, Nebraska, the farm is located 3 miles east on Road 767 then 1/4 mile south on Road 415.

Legal Description: SE1/4 NE1/4 Section 7-T11N-R24W of the 6th P.M., Dawson County, Nebraska.

Acres: Dawson County Assessor indicates a total of 40.11 acres.

Land Use: Farm consists of gravity irrigated and dry cropland.

FSA: Total Cropland - 40.0 acres with Corn Base - 32.0 acres at 140 bu/acre

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G-066784	Completion Date	3/23/1981
Gallons / Min	1,000 gpm	Well Depth	209'
Static Water Level	31'	Pumping Level	44'
Column	9"	Pump	Western Land Roller

The farm also has 20 acres of surface water rights from the Gothenburg Canal

NRD

Information: The farm has 39.6 certified irrigated acres with the Central Platte NRD.

Soils: Soils consist of Cozad, Hord, and Hall silt loams with slopes of 0-6%.

RE Taxes: 2012 real estate tax - \$1,546.96

List Price: **\$275,000.00** **Cash**

Comments: Farm sells subject to a one year cash farm lease which terminates December 31, 2013.

Contact:	Bart Woodward, Broker	(308) 233-4605	bart@agriaffiliates.com
	Bryan Danburg, Sales Person	(308) 380-3488	bryan@agriaffiliates.com
	Kent Richter, Sales Person	(308) 627-6465	kent@agriaffiliates.com
	David J. Frost, Assoc. Broker	(308) 380-8321	davef@agriaffiliates.com

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management · Sales · Auctions · Appraisals

KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

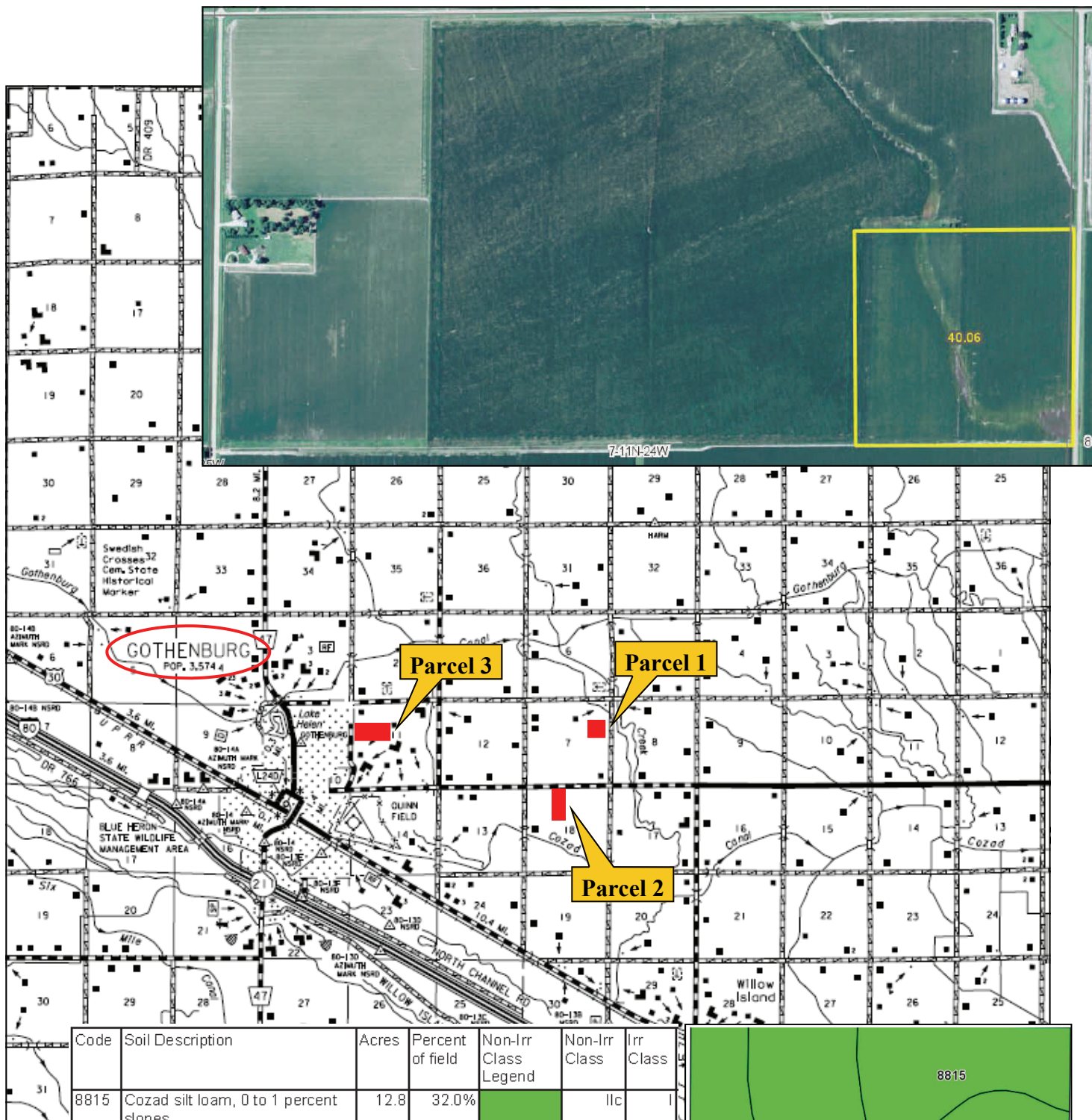
Kearney NE 68848-1390

www.agriaffiliates.com

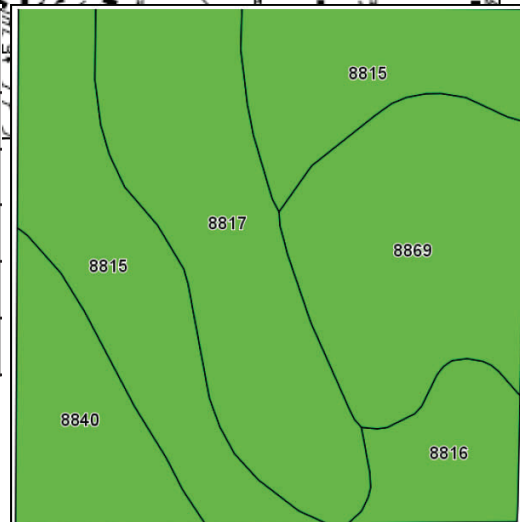
(308) 234-4969

Fax (308) 236-9776

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.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8815	Cozad silt loam, 0 to 1 percent slopes	12.8	32.0%		IIc	I
8817	Cozad silt loam, 3 to 6 percent slopes	10.2	25.4%		IIIe	IIIe
8869	Hord silt loam, 0 to 1 percent slopes	9.3	23.2%		IIc	I
8840	Hall silt loam, 0 to 1 percent slopes	4.6	11.6%		IIc	I
8816	Cozad silt loam, 1 to 3 percent slopes	3.1	7.8%		Ile	Ile



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services ...

www.agriaffiliates.com

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

LAND FOR SALE

FRENCH PROPERTY - PARCEL #2



Location: From Gothenburg, Nebraska, the farm is located 2 1/4 miles east on Road 766.

Legal

Description: North 65 A of E1/2 W1/2 Sec 18-T11N-R24W of the 6th P.M., Dawson County, Nebraska.

Acres: Dawson County Assessor indicates a total of 65 acres.

Land Use: Farm consists of gravity irrigated cropland.

FSA: Total Cropland - 65.5 acres with Corn Base - 53.6 acres at 140 bu/acre

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G-06744	Completion Date	8/23/2002
Gallons / Min	1,000 gpm	Well Depth	198'
Static Water Level	18'	Column	8"

Well water is pumped by a belt driven Sargent pump

The farm also has 65 acres of surface water rights from the Gothenburg Canal. Surface water is pumped by a Sargent pump equipped with a 30 HP US Motors electric motor. **Canal pump with electric motor and pump can are tenant owned and do not sell with property.**

NRD

Information: The farm has 65.5 certified irrigated acres with the Central Platte NRD.

Soils: Soils consist entirely of Class I Cozad silt loam with 0-1% slopes

RE Taxes: 2012 real estate tax - \$2,598.62

List Price: **\$700,000.00** **Cash**

Comments: Farm sells subject to a one year cash farm lease which terminates January 1, 2014.

Contact:	Bart Woodward, Broker	(308) 233-4605	bart@agriaffiliates.com
	Bryan Danburg, Sales Person	(308) 380-3488	bryan@agriaffiliates.com
	Kent Richter, Sales Person	(308) 627-6465	kent@agriaffiliates.com
	David J. Frost, Assoc. Broker	(308) 380-8321	davef@agriaffiliates.com

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management · Sales · Auctions · Appraisals

KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

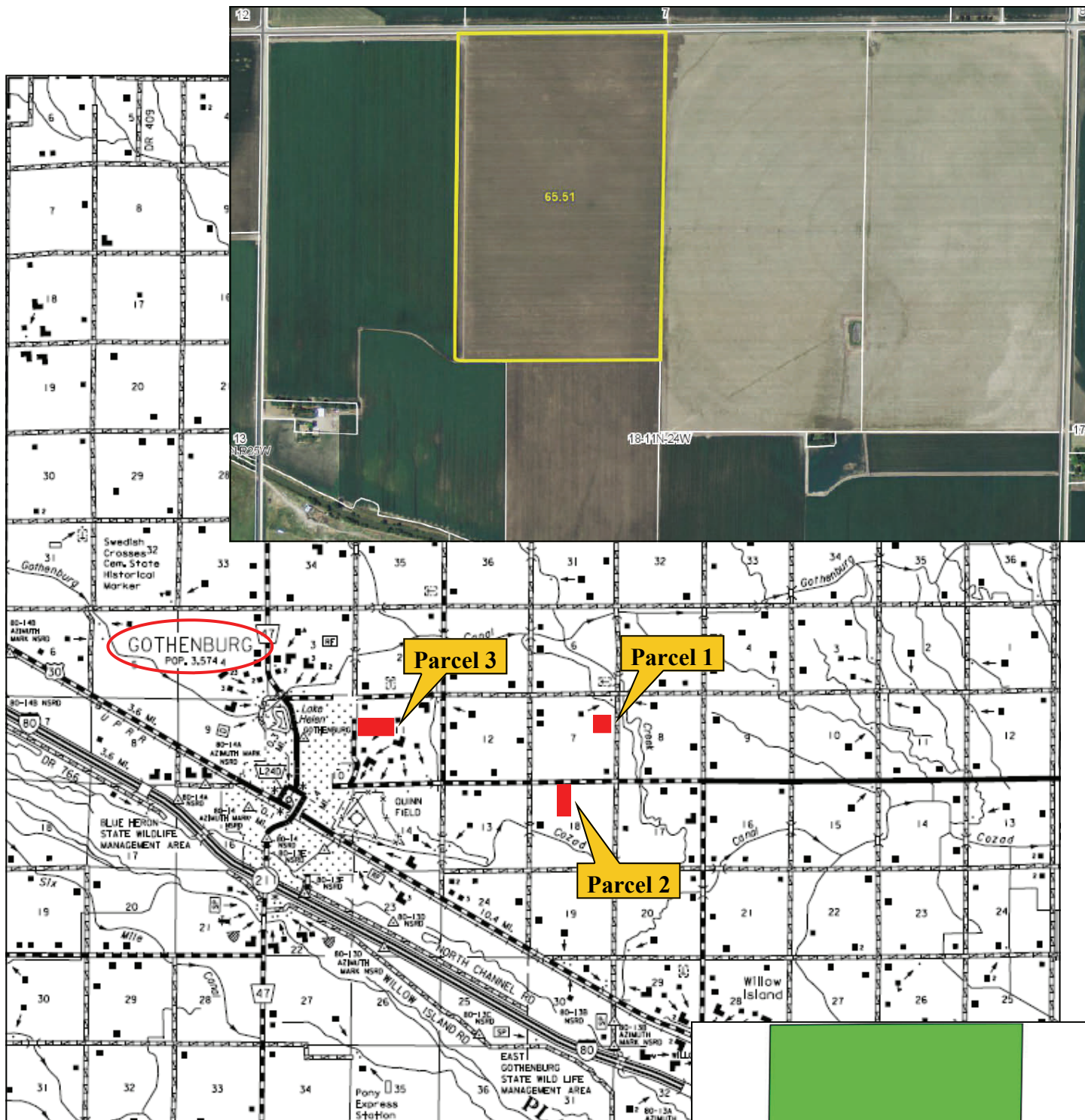
Kearney NE 68848-1390

www.agriaffiliates.com

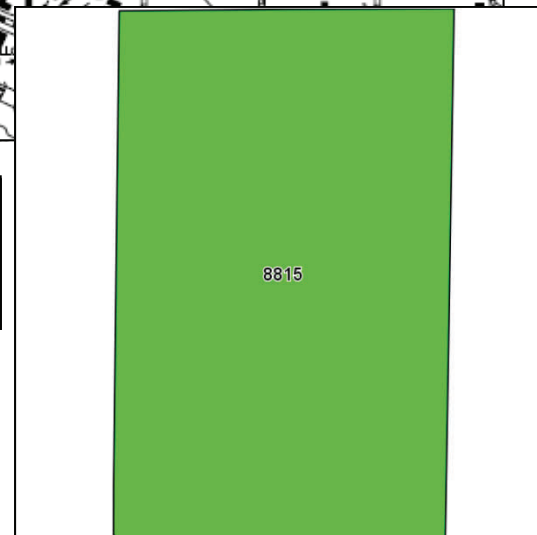
(308) 234-4969

Fax (308) 236-9776

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.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8815	Cozad silt loam, 0 to 1 percent slopes	65.5	100.0%		IIc	I



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.

Contact: **Bart Woodward, Broker** **(308) 233-4605** bart@agriaffiliates.com
Bryan Danburg, Sales Person (308) 380-3488 bryan@agriaffiliates.com
Kent Richter, Sales Person (308) 627-6465 kent@agriaffiliates.com
David J. Frost, Assoc. Broker (308) 380-8321 davef@agriaffiliates.com

Offered Exclusively By:



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. ...

Management · Sales · Auctions · Appraisals

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.

KEARNEY OFFICE

P.O. Box 1390

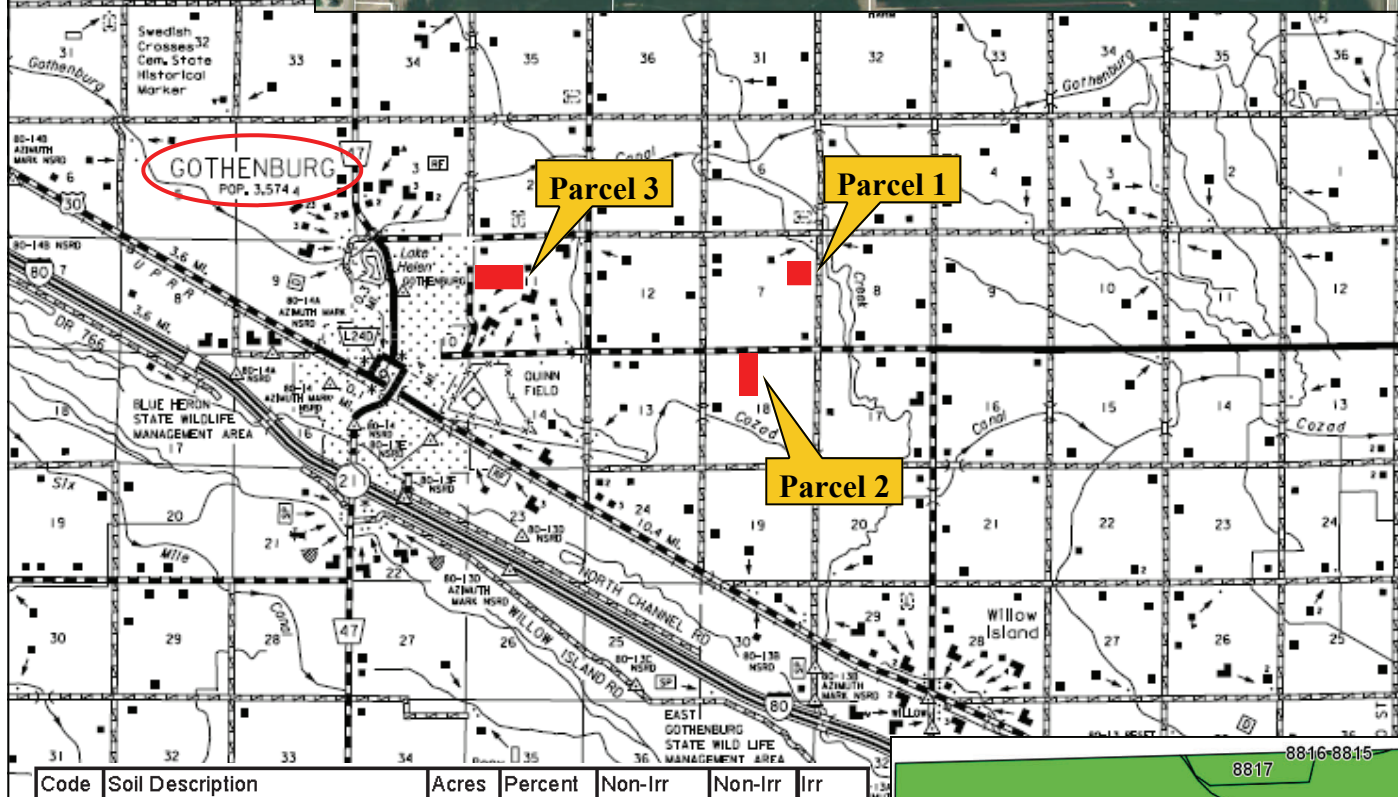
2418 East Hwy 30

Kearney NE 68848-1390

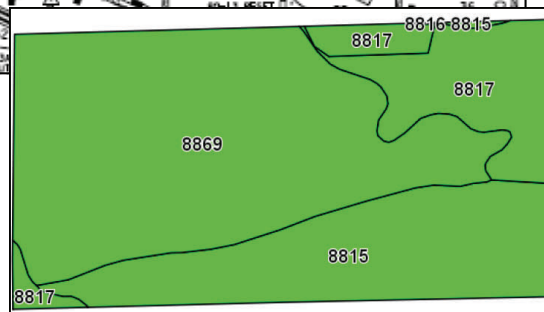
www.agriaffiliates.com

(308) 234-4969

Fax (308) 236-9776



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



AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services ...

www.agriaffiliates.com

All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.