

LAND FOR SALE

BUETTNER FARM Buffalo County, Nebraska



Location: 8 1/2 miles north of Gibbon, Nebraska. Farm is located on the corner of Gibbon Road, and Husker Road. (220th Road)

Legal Description: NW1/4 Section 36-T11N-R14W of the 6th P.M., Buffalo County, Nebraska

Property Description: Buffalo County Assessor indicates a total of 160.0 acres. Farm consists of good quality pivot irrigated cropland with dry crop corners.

Farm Service Agency Information: Total Cropland - 155.9 acres
Government Base Acres - Corn 134.1 acres at 133 bu/acre
Wheat 20.2 acres at 35 bu/acre
Grain Sorghum 0.3 acres at 54 bu/acre
Yields are for both direct and counter cyclical payments

Irrigation Information: Well Registration G143555
Completion Date 4/21/1965 at 900 gpm
Well Depth 315'
Static Water Level 88'
Pumping Level N/A
Column 8"
Pump - Western Land Roller Gearhead - Amarillo 100 hp
Pivot - Valley, 10 tower

Offered Exclusively By:



AGRI AFFILIATES, INC.

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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.

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Natural Resource

District Information: The subject property is located within the Lower Loup Natural Resource District (NRD) and is subject to irrigated acre certification. The subject property contains 135.6 certified irrigated acres.

Soils: Soils consist primarily of Class II and IV Hobbs, Holdrege, Uly, and Coly silt loams. Slopes range from 0-30%.

Taxes: 2012 Real Estate Tax - \$4,537.42

List Price: **\$1,400,000.00** **Cash**

Comments: This is a very productive farm located in a strong farming community, with excellent availability of crop and livestock markets.

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