

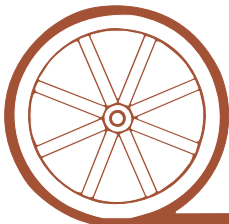
LAND FOR SALE



Perkins County Pivots

- Location:** 3 1/2 miles east of Venango, Nebraska, on Highway 23.
- Legal Description:** N1/2 Section 2-T9N-R41W of the 6th P.M., Perkins County, Nebraska, except a surveyed tract of 67.4 acres in the NE1/4.
- Acres :** 254.73 taxed acres
- Taxes:** 2012 real estate taxes payable in 2013 - \$5,248
- Land Use:** 254 acres of cropland; 217 acres are pivot irrigated and 37 acres are dry cropland.
- Soils:** 55% Class I Kuma silt loam & 38% Class II Mace silt loam.
- Water:** Irrigation Well Registration #G-052876. URNRD shows NW1/4 with 130.3 certified acres and 150.18 inches carry forward allocation and the NE1/4 with 128.9 certified acres and 200.86 inches carry forward allocation.
- FSA:** 257.5 acres cropland with 94.5 acres Wheat base at 34 bu and 107 acres corn base at 122 bu.
- Improvements & Equipment:** NW1/4 - Electrogator pivot, 150 HP electric motor, Sargent pump with pumping 1,026 GPM at 38 PSI from 192 ft.
NE1/4 - 7 tower Valley pivot, with 8" pipeline from well in NW1/4. Valley pivot had new Nelson R3000 spray package in April 2008 and new pivot panel and tower boxes in 2011.
- Possession:** Immediate possession upon Closing.
- Price:** \$1,750,000 Cash
- Comments:** Excellent pivot irrigated cropland with nearly 100% Class I & II soils of Kuma and Mace silt loams. Nearly level terrain, great access just off Nebraska Highway 23.
- Contact:** Jerry Weaver— Listing Agent— 308-539-4456 or jerry@agriaffiliates.com
Mike Polk, Loren Johnson, Chase Dodson, Tony Eggleston or Bruce Dodson

Offered Exclusively By:



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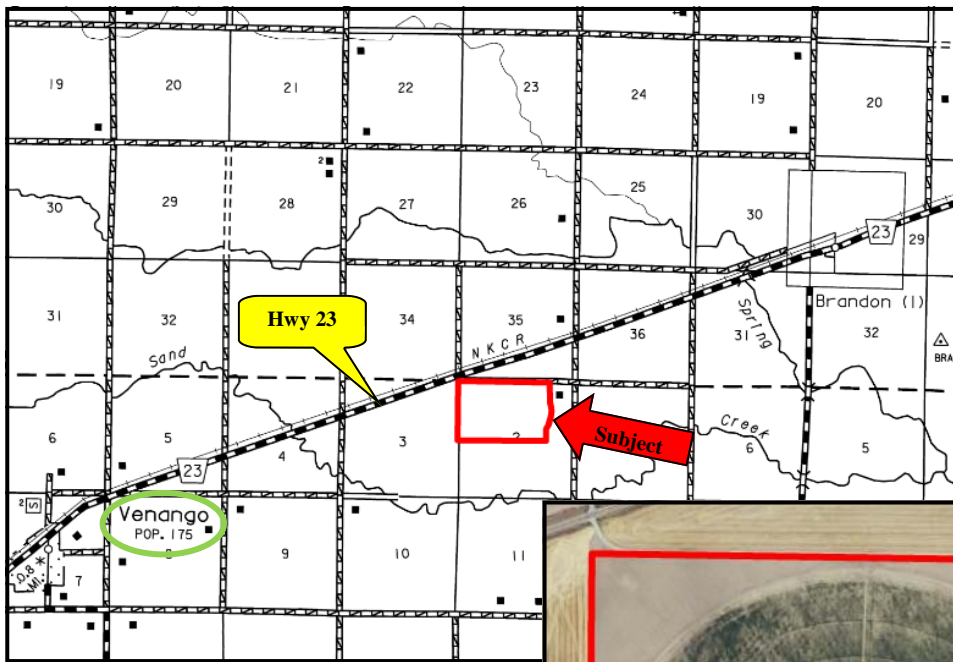
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P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

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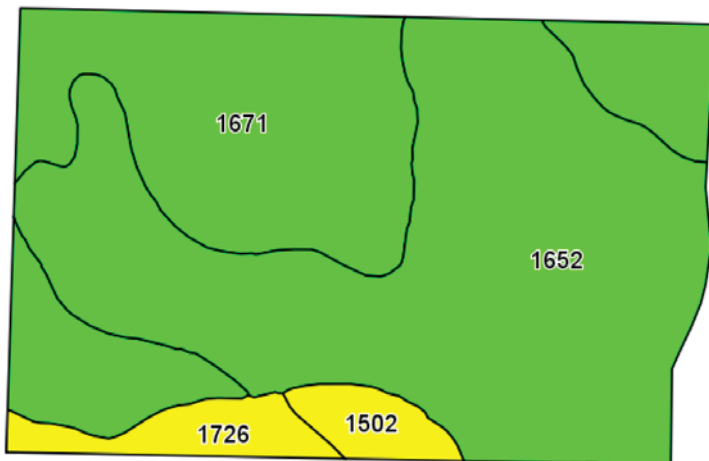
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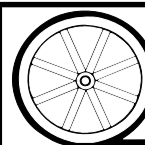
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Symbols Key

- 8" Pipeline
- Underground Power Line
- Well



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1652	Kuma silt loam, 0 to 1 percent slopes	142.2	55.0%		IIc	I
1671	Mace silt loam, 1 to 3 percent slopes	97.6	37.7%		IIe	IIe
1726	Rosebud loam, 1 to 3 percent slopes	11.1	4.3%		IIIe	IIIe
1502	Altvan loam, 1 to 3 percent slopes	7.8	3.0%		IIIe	IIIe



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