

LAND FOR SALE

Lewellen Ranch



Location:

9 miles northeast of Lewellen, Nebraska on county gravel road.

Legal Description:

All Section 5-T16N-R41W of the 6th PM, Keith County, Nebraska; N1/2, SE1/4 Section 6; NE1/4 Section 7-T16N-R41W; NE1/4 Section 1-T16N-R42W of the 6th PM, Garden County, Nebraska.

Acres:

1,427.78 tax assessed acres: Keith County - 641.25 acres; Garden County - 786.53 acres

Taxes:

2012 taxes payable in 2013 - \$6,737.62: Keith County - \$1,999.50; Garden County - \$4,738.12

FSA Info:

267.2 acres cropland - 183.2 acres corn base at 119 bu yield.

Irrigation Info:

Two ten tower Zimmatic pivots with lo-pressure drops and electric motors. Southeast well was drilled in 1975, setup to pump 700 GPM from 72' - NE Well Reg. # G-046092. Northwest well was drilled in 1953, set up to pump 700 GPM from 81' and rebowled in 1989 for center pivot - NE Well Reg. # G-005686.

Improvements:

This ranch has a well kept older three bedroom home, a barn with excellent set of steel corrals, and a good 40X70 quonset with full cement floor.

Price:

\$1,775,000

Comments:

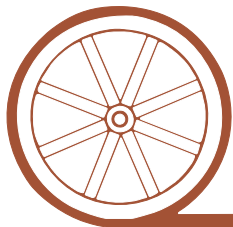
This is an excellent working ranch with above average working facilities and feed production. There are three pastures with water provided by three windmills and a submersible well with four pipeline tanks to pastures and 4 tanks at the building site.

Contact:

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Offered Exclusively By:

AGRI AFFILIATES, INC.

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

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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.

Quonset & Working Facilities





**Windmill at East Edge of
South Pivot**



**Windmill & Tank in
East Pasture**



Windmill in South Pasture



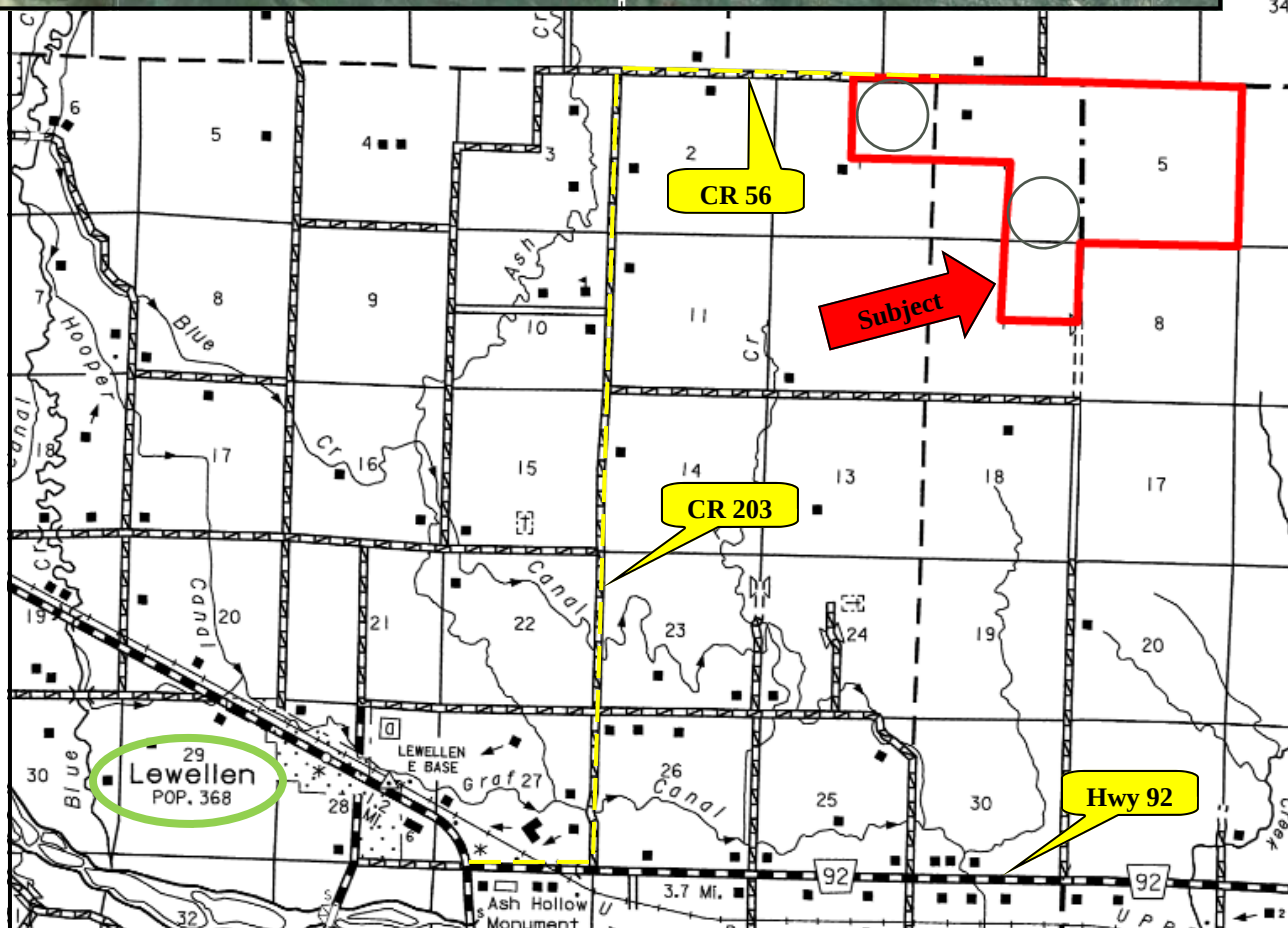
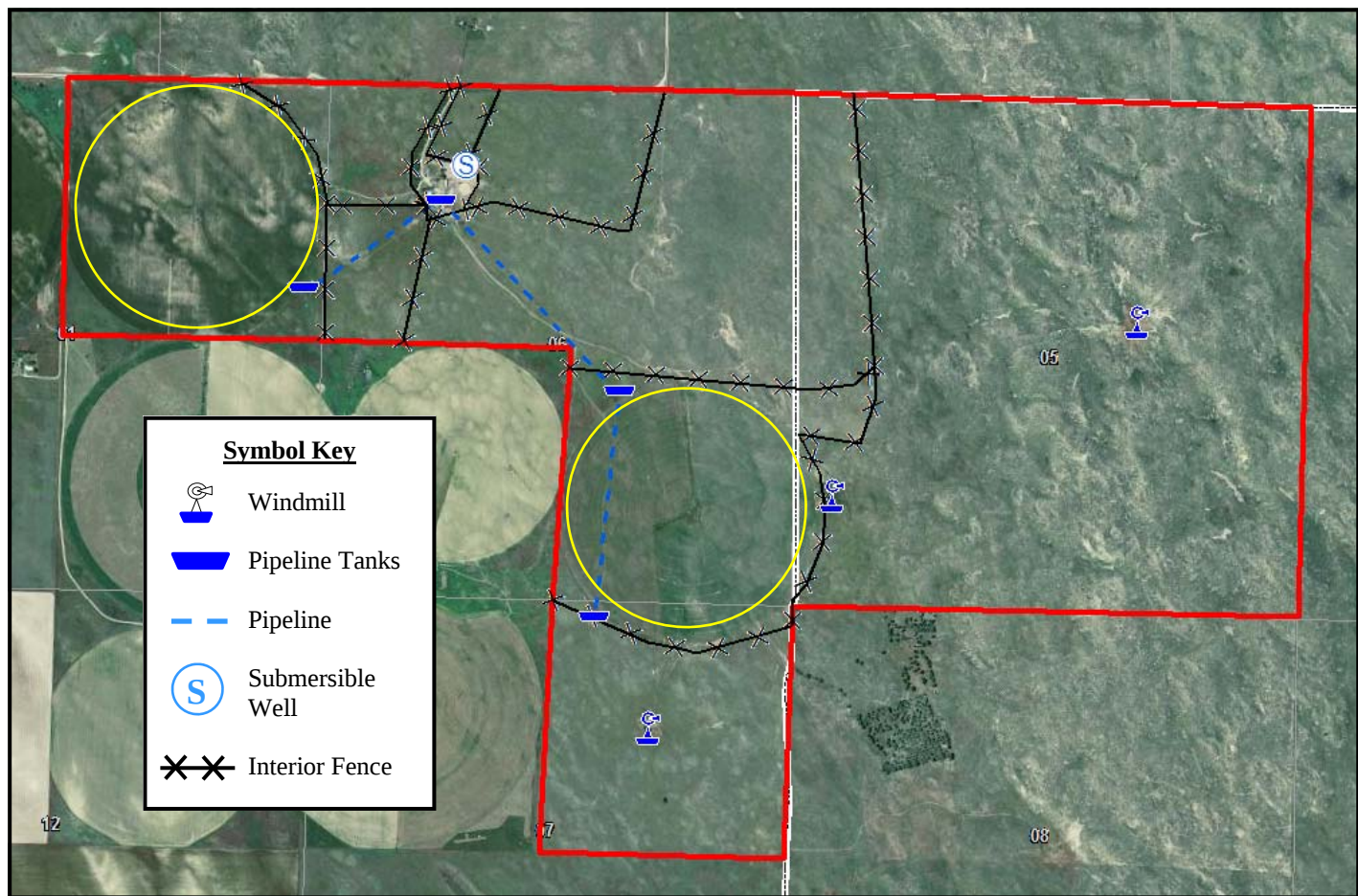
Typical Pipeline Tank



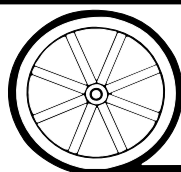
**West Pivot planted to Corn in 2012,
Now has 75 HP Electric Motor**



**East Pivot planted to Corn in 2012,
Now has 60 HP Electric Motor**



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