

LAND FOR SALE

STOKMAN FARM Buffalo County, Nebraska



Location: 6 miles south and 5 miles east of Ravenna. Nebraska. Farm located on the corner of 265th and Range Road.

Legal Description: SE1/4 Section 7-T11N-R13W of the 6th P.M., Buffalo County, Nebraska

Property Description: Buffalo County Assessor indicates a total of 158.81 acres. Farm consists of good quality pivot irrigated cropland with dry crop corners.

Farm Service Agency Information: Total Cropland - 149.5 acres
Government Base Acres - Corn 149.0 acres with a direct and counter cyclical yield of 113 bu/acre.

Irrigation Information:

Well Registration	G067106	
Completion Date	4/3/1981	at 850 gpm
Well Depth	325'	
Static Water Level	120'	
Pumping Level	185'	
Column	8"	
Pump - Western Land Roller		Gearhead - Randolph 100 hp
Pivot - Zimmatic, 8 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 Central Platte Natural Resource District (NRD) and is subject to irrigated acre certification. The subject property contains 134.85 certified irrigated acres.

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

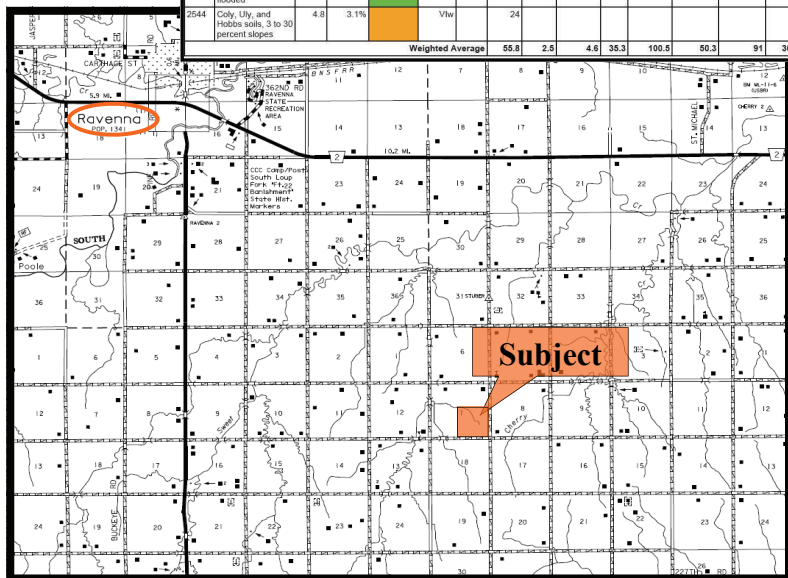
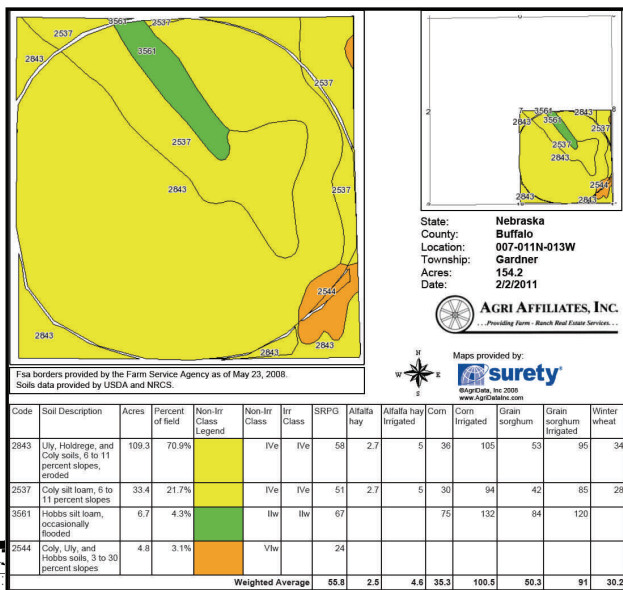
Taxes: 2012 Real Estate Tax - \$4,040.30

List Price: **\$1,485,000.00** **Cash**

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

Contact: **Kent Richter, Listing Agent (308) 627-6465**
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