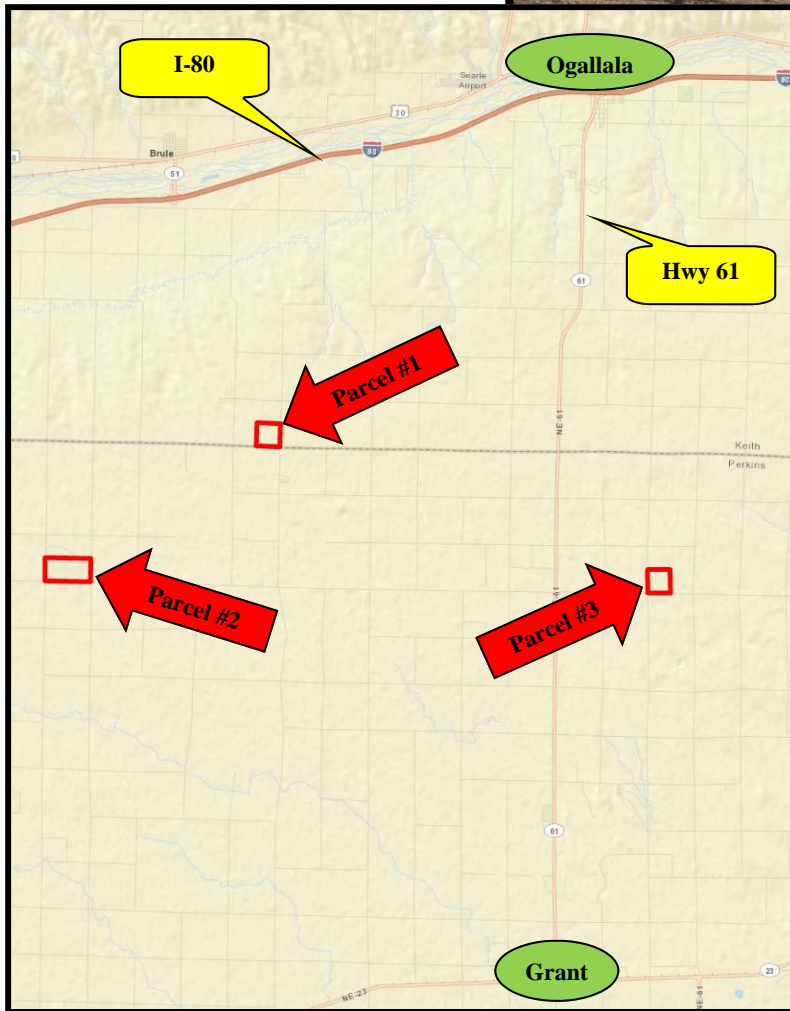


# LAND FOR SALE

## TLC Pivots

*Keith & Perkins County*

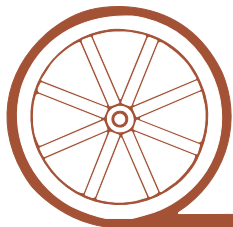


**Location:** Four excellent pivot quarters located between Grant & Ogallala, Nebraska.

**Price:** \$4,125,000

**Comments:** The ground has been worked and is ready for spring planting.

**Contact:** Mike Polk, Listing Agent  
308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Loren Johnson, Jerry Weaver, Chase Dodson,  
Tony Eggleston, Bruce Dodson, Greg Polk



*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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

**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244

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.

## Parcel #1

**Location:** 8 miles southeast of Brule, Nebraska on the northwest corner of County Roads WF & W10.

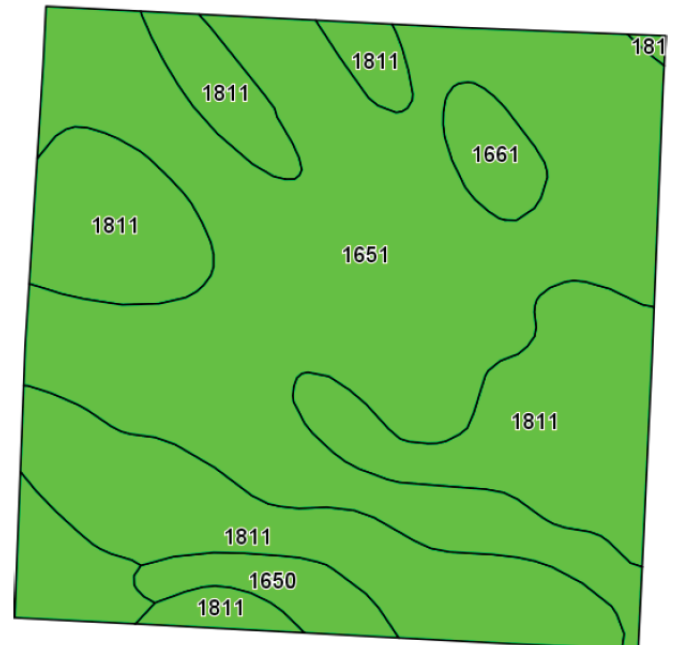
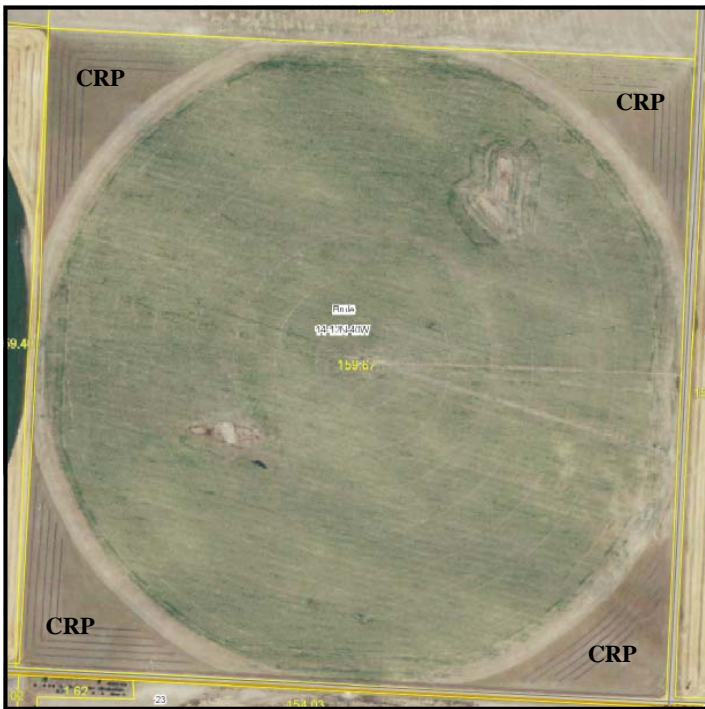
**Legal Description:** SE1/4 Section 14-T12N-R40W of the 6th P.M., Keith County, NE.

**Acres & Taxes:** 160.41 tax assessed acres; 2012 taxes payable in 2013 - \$3,689.44

**Irrigation Info:** In the Middle Republican NRD - NE Well Registration #G-059925; 125.507 Certified Irrigated Acres. Well depth 415', Static Water Level 228', Pumping Level 235' at 1,636 GPM in February 2007. Sargent Reworked WLR Pump in July 2006. 7 Tower Valley Pivot with Lo-Pressure Drops, 125 HP Electric Motor. 17.62 acres in corners are in CRP through 2019.

**FSA:** 159.7 FSA Cropland Acres

**Price:** \$1,100,000



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1651	Kuma loam, 1 to 3 percent slopes	90.3	56.5%		Ile	Ile
1811	Satanta loam, 1 to 3 percent slopes	60.7	38.0%		Ile	Ile
1650	Kuma loam, 0 to 1 percent slopes	4.8	3.0%		Ilc	I
1661	Lodgepole silt loam, frequently ponded	3.9	2.5%		IIIw	IVw

## Parcel #2

**Location:** 7 miles north of Grant, Nebraska on Hwy 61 and then 10 miles west on County Road 768 to County Road 317.

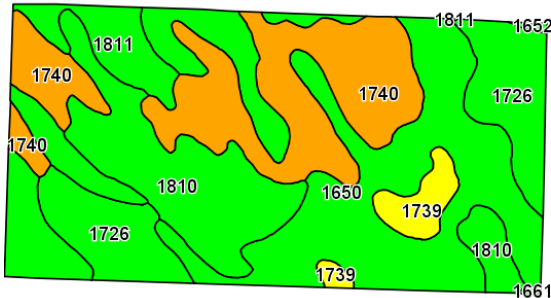
**Legal Description:** S1/2 Section 31-T12N-R40W of the 6th P.M., Perkins County, NE.

**Acres & Taxes:** 314.79 tax assessed acres; 2012 taxes payable in 2013 - \$7,533.66

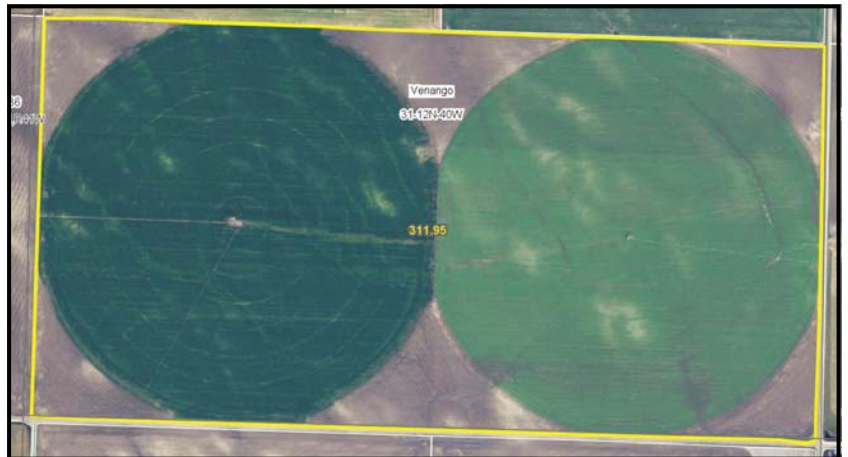
**Irrigation Info:** In the Upper Republican NRD -  
**SE1/4** has 117.45" carry over with 126 Certified Acres. NE Well Registration #G-049059; Well depth 425', Static Water Level 224', Pumping Level 269' at 1,789 GPM in May 2007 as of Sargent test. 7 Tower Zimmatic Pivot, 125 HP Electric Motor, Western Land Roller Pump.  
**SW1/4** has 76.44" carry over with 127.4 Certified Acres. NE Well Registration #G-067175; Well depth 431', Static Water Level 271', Pumping Level 290' at 1,787 GPM in September 2005 as of Sargent test. 7 Tower Zimmatic Pivot, 150 HP Electric Motor (Sargent reworked July 1997), Western Land Roller Pump.

**FSA:** 312 FSA Cropland Acres

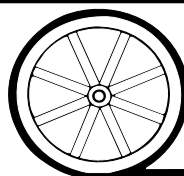
**Price:** \$2,050,000



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1650	Kuma loam, 0 to 1 percent slopes	119.6	38.3%		Ilc	I
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	72.4	23.2%		Vs	Ille
1810	Satanta loam, 0 to 1 percent slopes	52.4	16.8%		Ilc	I
1726	Rosebud loam, 1 to 3 percent slopes	42.3	13.6%		Ille	Ille
1811	Satanta loam, 1 to 3 percent slopes	14.6	4.7%		Ile	Ile
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	9.9	3.2%		IVs	Ille
1652	Kuma silt loam, 0 to 1 percent slopes	0.5	0.2%		Ilc	I
1661	Lodgepole silt loam, frequently ponded	0.3	0.1%		Illw	IVw



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## Parcel #3

**Location:** 7 miles north of Grant, Nebraska on Hwy 61 and then 2 miles east on northeast corner of County Roads 768 & 329.

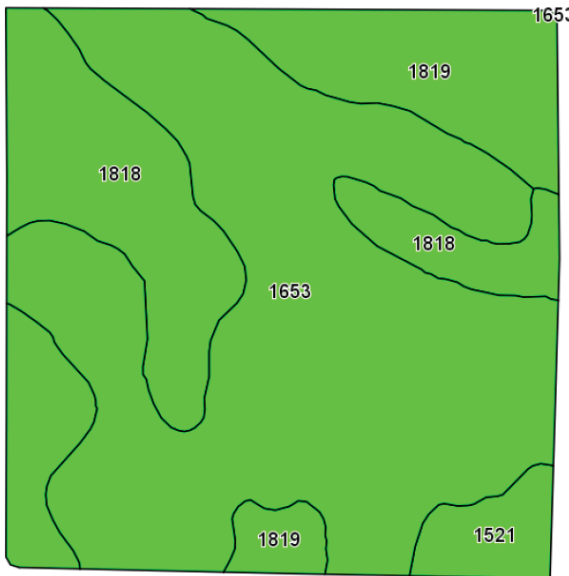
**Legal Description:** SW1/4 Section 32-T12N-R38W of the 6th P.M., Perkins County, NE.

**Acres & Taxes:** 156.76 tax assessed acres; 2012 taxes payable in 2013 - \$3,108.08

**Irrigation Info:** In the Upper Republican NRD - 161.99" carry over with 130 Certified Irrigated Acres. NE Well Registration #G-061534; Well depth 430', Static Water Level 194', Pumping Level 215' at 1,770 GPM as of Sargent test in February 2010. 8 Tower Reinke Pivot, John Deere Diesel Engine, Randolph Gearhead, Sargent Pump (New in July 2010), Lima 7.5 KW Generator, 1,000 Gallon Fuel Tank.

**FSA:** 159.2 FSA Cropland Acres

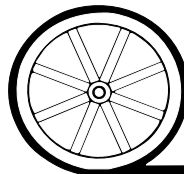
**Price:** **\$975,000**



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1653	Kuma silt loam, 1 to 3 percent slopes	93.9	59.0%		Ile	Ile
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	38.4	24.1%		Ile	Ile
1819	Satanta very fine sandy loam, 3 to 6 percent slopes	21.1	13.3%		IIle	IIle
1521	Ascalon fine sandy loam, 3 to 6 percent slopes	5.8	3.7%		IIle	IIle



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