

LAND FOR SALE

PIVOT IRRIGATED FARM Phelps County, Nebraska

Location: 3 miles east of Loomis, or 2 miles north and 4 miles west of Holdrege, Nebraska.
(Farm is located on the corner of J Road and 735 Road)

Legal Description: NE1/4 Section 22-T6N-R19W of the 6th P.M., Phelps County, Nebraska.

Property Description: Phelps County Assessor indicates a total of 163.02 acres. Farm consists of a good quality pivot irrigated quarter.



Farm Service Agency

Information: Total Cropland - 159.4 acres
Government Base Acres - Corn 154.9 acres at 140 bu/acre; Soybeans 0.5 acres at 49 bu/acre
(yields are for both direct and counter cyclical payments) All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Water for irrigation is provided by a well. Irrigation water and equipment information is as follows:

Well Registration	G030892
Completion Date	12/12/1968 at 1,200 gpm
Well Depth	275'
Static Water Level	104'
Pumping Level	169'
Column	8"
Pump	Western Land Roller
Power Unit	U S Electric 75 hp electric motor
Control Panel	Allen Bradley
Pivot	Valley 7 tower Model 8000 (purchased in 1985)

Natural Resource

District Information: The subject property is located within the Tri-Basin Natural Resource District (NRD) and is subject to irrigated acre certification. The subject property contains 159.16 certified irrigated acres.

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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Soils: Soils consist primarily of Class I Holdrege silt loam, with lesser amounts of Class II Crete, Holdrege, and Butler silt loams.

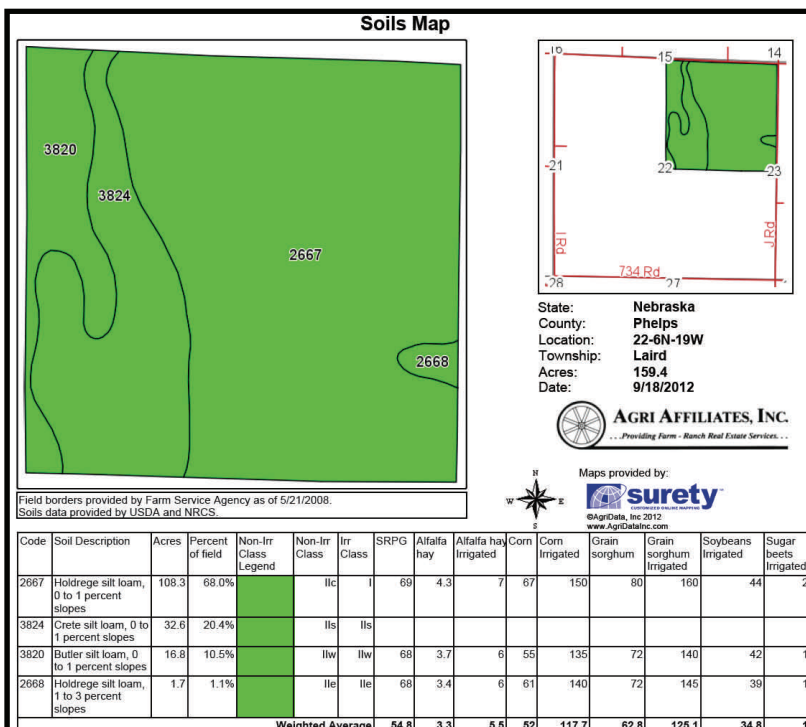
Taxes: 2011 Real Estate Tax - \$6,120.66

List Price: **\$2,000,000.00** **Cash**

Comments: This is a well maintained, very productive farm located in a strong farming community.

Contact: **Bart Woodward, Listing Broker - (308) 233-4605**
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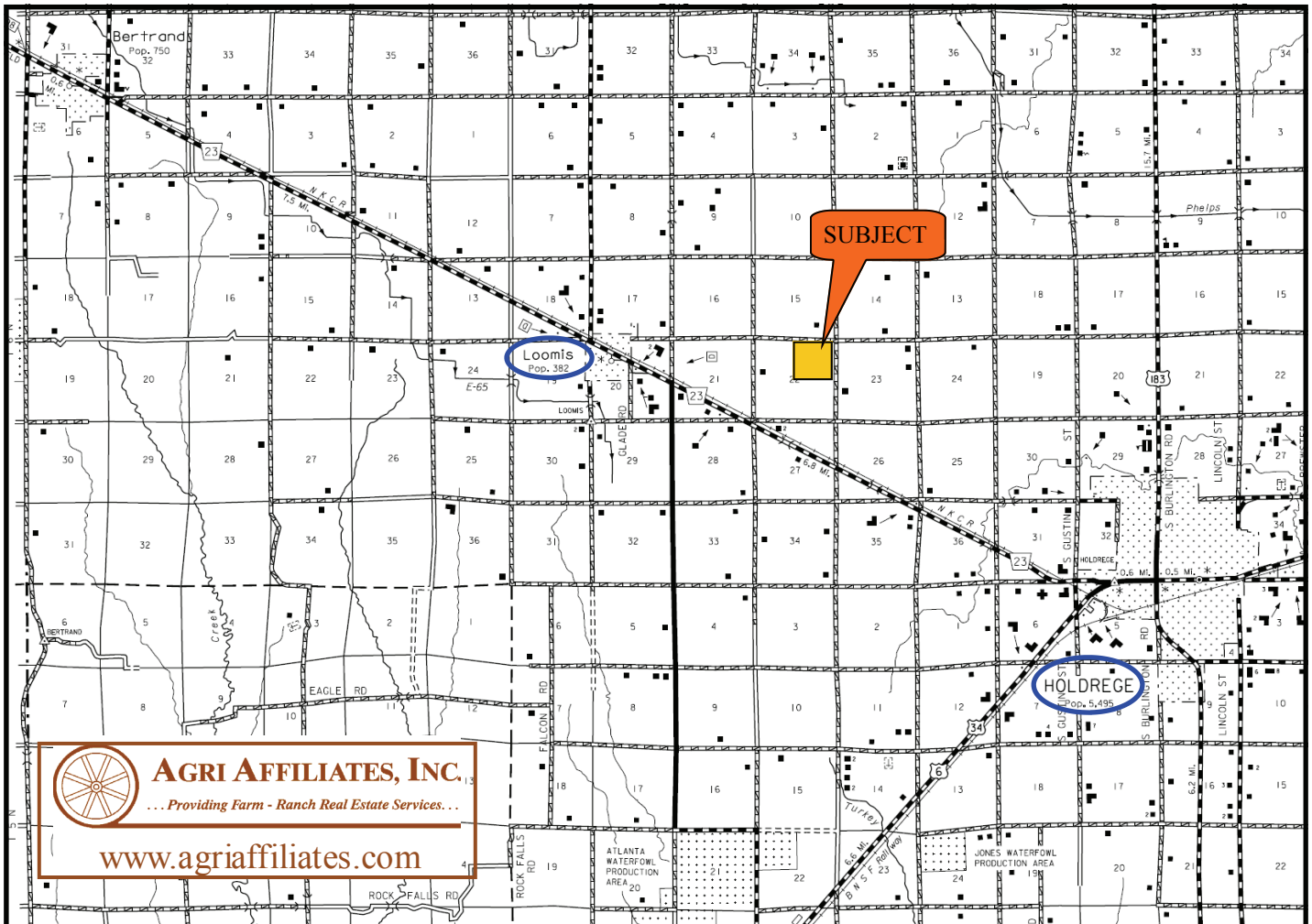


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