

LAND FOR SALE

Logan County Pivot Irrigated

Location: 2 miles South of Gandy, Nebraska,
or approximately 15 miles west of Arnold,
Nebraska.

**Legal
Description:**

W1/2NE1/4, SE1/4NE1/4 Section 20;
SW1/4NW1/4 Section 21; T17N-R27W
of the 6th P.M., Logan County, Nebraska.



**Property
Description:**

Logan County Assessor indicates a total of 158 acres. Farm consists of pivot irrigated cropland with dry crop corners.

**Farm Service Agency
Information:**

Corn base—147.3 Ac at 95 Bu yield; Wheat base—9.8 Ac at 35 Bu yield

**Irrigation
Information:**

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

Well Registration:	G-052669	Completion Date:	10/10/1975 at 800 gpm
Well Depth:	312'	Static Water Level:	190'
Pumping Level:	210'	Column:	8"
Pump -	Layne Bowler	Gearhead -	Amarillo, 125 hp
Power Unit -	John Deere Diesel Model T6068		
Pivot -	10 tower Reinke Electrogator, and a 10 tower Kroy		
Both pivots have had recent updates.			

**Natural Resource District
Information:**

The subject property is located in the Upper Loup Natural Resource District and is subject to irrigated acre certification. The subject property contains 157.0 certified irrigated acres.

Soils: Soils consist primarily of Class II, III and IV Hord and Holdrege silt loams, and Anselmo fine sandy loams, with slopes of 0-11%.

Taxes: 2011 Real Estate Tax - \$1,971.42

Price: \$765,000.00 Cash

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

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Offered Exclusively By:

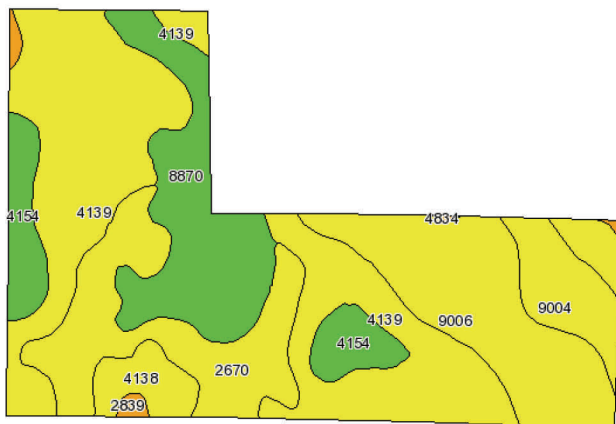
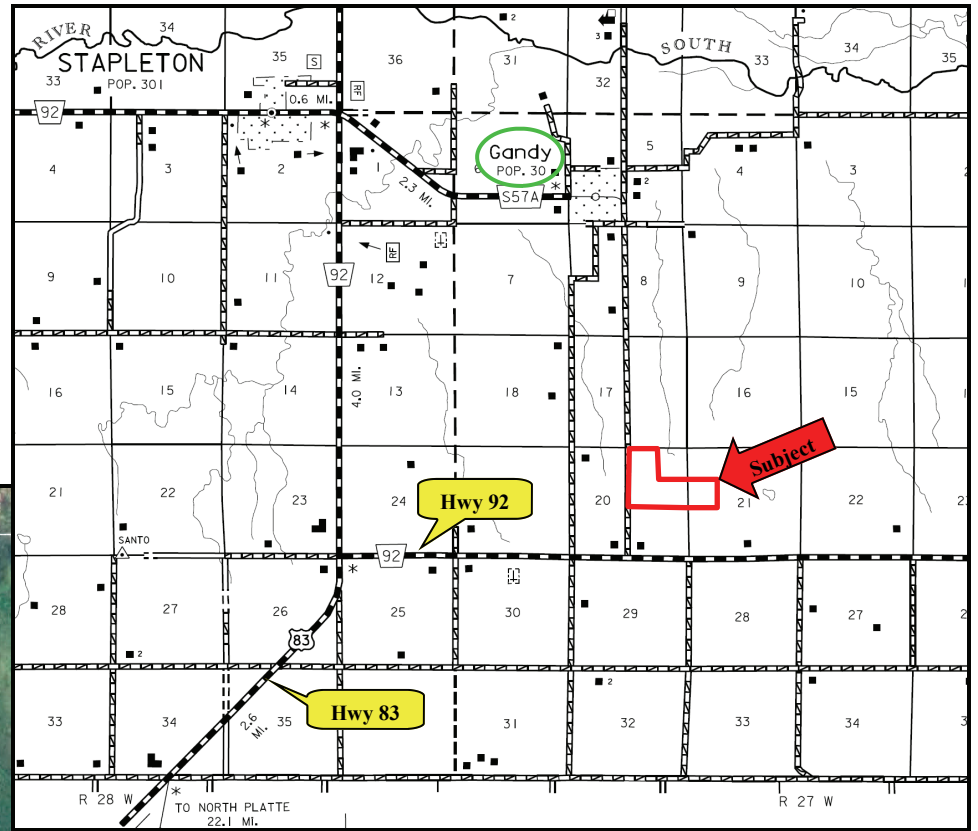
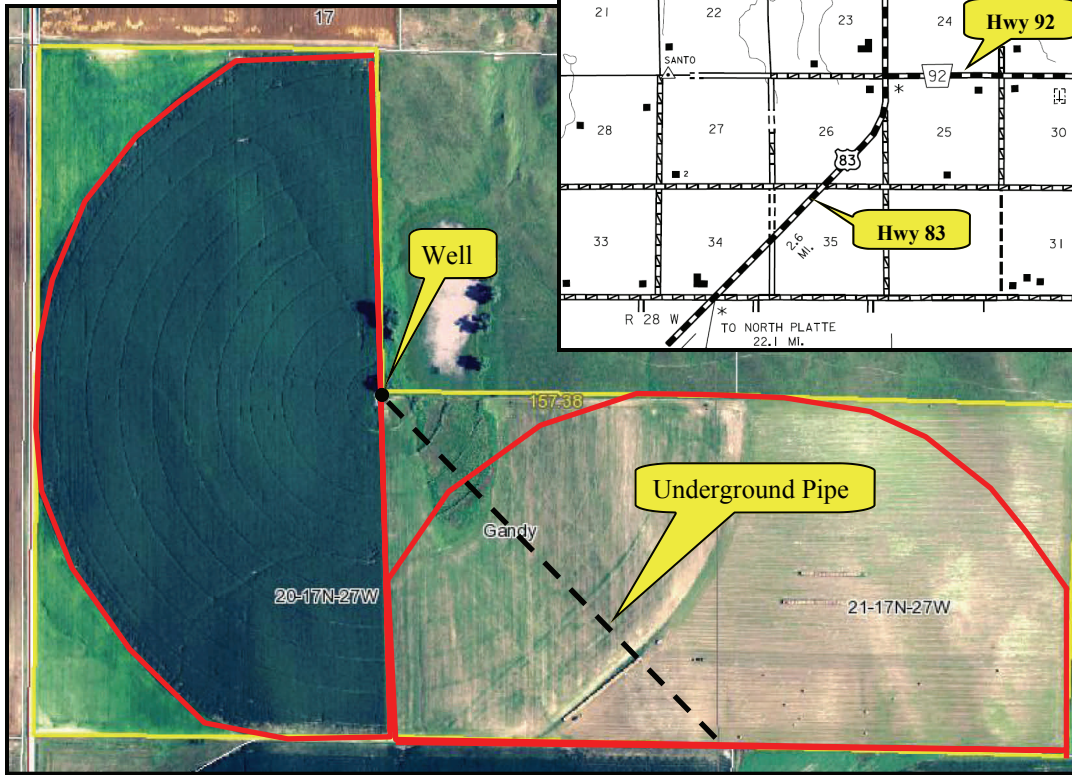


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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat
4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	55.7	35.5%		IVe	IVe	62	1.5	5.3	33	90	22
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	28.8	18.3%		IVe	IVe	46	1.5	4	33	90	20
2670	Holdrege silt loam, 3 to 7 percent slopes	24	15.2%		IIIe	IIIe	67	2.2	6	42	125	29
8870	Hord silt loam, 1 to 3 percent slopes	23	14.6%		Ile	Ile	70	2.2	6.2	47	135	34
4154	Holdrege-Hord silt loams, 0 to 3 percent slopes	10.6	6.7%		Ile	Ile	69	2.2	6.5	46	135	34
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	8.7	5.5%		IIIe	IIIe	49	1.6	5	36	120	24
4138	Holdrege silt loam, 7 to 11 percent slopes	5.2	3.3%		IVe	IVe	62	1.8	5.4	34	95	24
2839	Uly-Holdrege silt loams, 11 to 17 percent slopes	0.6	0.4%		Vle	Vle	52					
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	0.5	0.3%		Vle		48					
2593	Hersh and Valentine soils, 11 to 30 percent slopes	0.2	0.1%		Vle		22					
4834	Valentine loamy fine sand, rolling	0.1	0.1%		Vle	IVe	27					
Weighted Average							60.6	1.8	5.3	37.2	105.9	25.2



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