

LAND FOR SALE



Location:

Located along the Banner/Scotts Bluff County Line, approximately 3 miles south of McGrew, Nebraska on CR 24, then west 1 1/2 miles on CR Z.

Legal Description:

SE1/4 Section 19; SW1/4 and East 100 acres of the NW1/4 Section 20; Part of the NE1/4 Section 30-T20N-R53W of the 6th P.M., Banner County, Nebraska.

Acres:

488.42 tax assessed acres

Taxes:

2011 taxes payable in 2012 - \$5,133.12

Land Use:

There are 334 pivot irrigated acres under 3 pivots, as well as 111 acres of dryland cropland and 26 acres of grassland.

Water:

These ground water wells do not require metering which means there is currently no limit on pumping.

Soils:

Nearly 100% Class II soils with 0 to 3% slopes.

Improvements & Equipment:

North Pivot: Well Reg. #G-045694, 1-1996 9 tower Valley pivot model 6000, 1-GE electric motor 150Hp, 1-Sargent pump, and 1-AB power panel;

Southeast Pivot: Well Reg. #G-039350, 1-2002 7 tower Reinke pivot Model 65G;

Southwest Pivot: Well Reg. #G-039349, 1-2002 7 tower Reinke pivot Model 65G, 1-Izuzu Diesel engine w/cooler and Rockford clutch, 1-gearhead 125Hp, 1-Verti-Line pump, 1-AB power panel

Price:

\$1,400,000

Comments:

Very clean and productive farm with excellent soils which are nearly level, and **unlimited pumping.**

Contact:

Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, Roger Luehrs, Jerry Weaver, Loren Johnson, Dallas Dodson

Offered Exclusively By:

NORTH PLATTE OFFICE

P.O. Box 1166

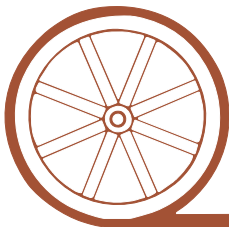
I-80 & US Hwy 83

North Platte, NE 69103

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(308) 534-9240

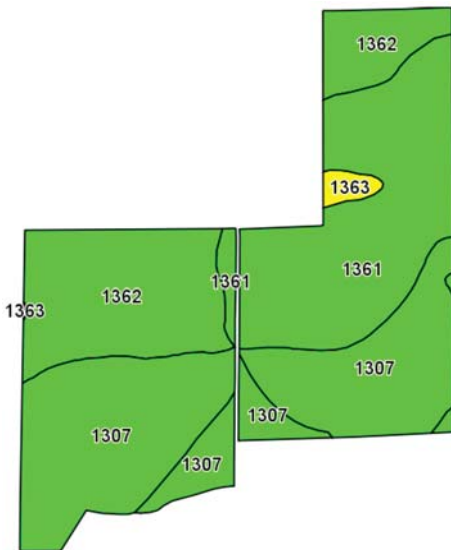
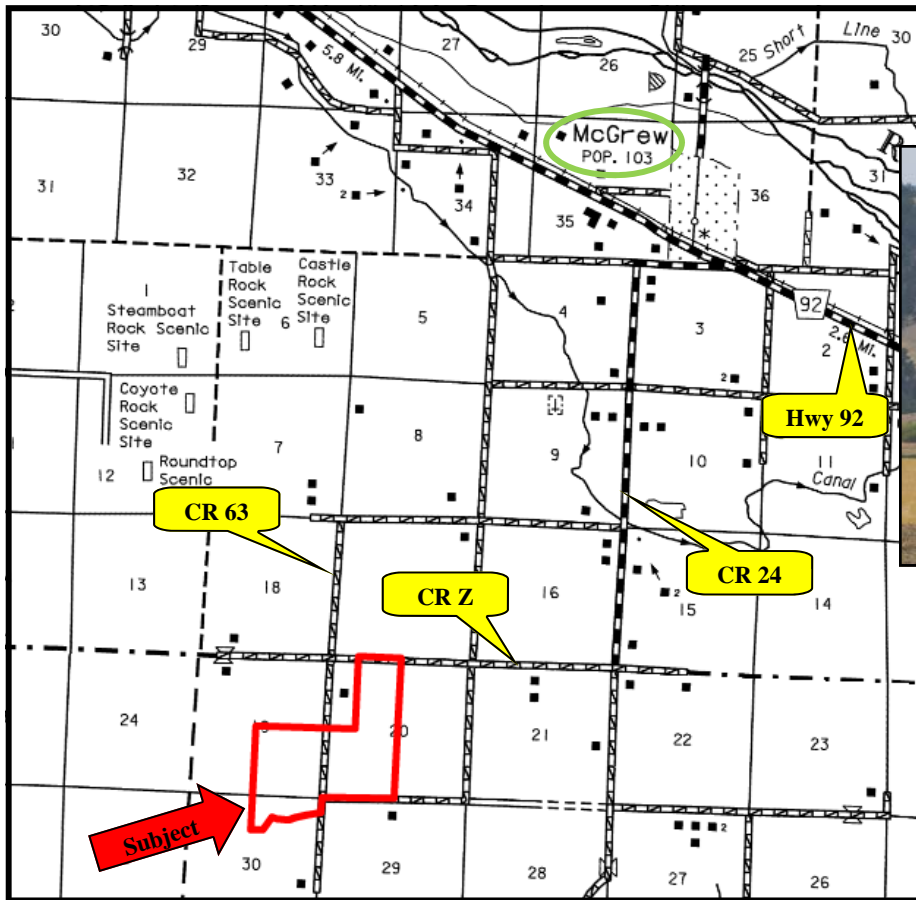
Fax (308) 534-9244



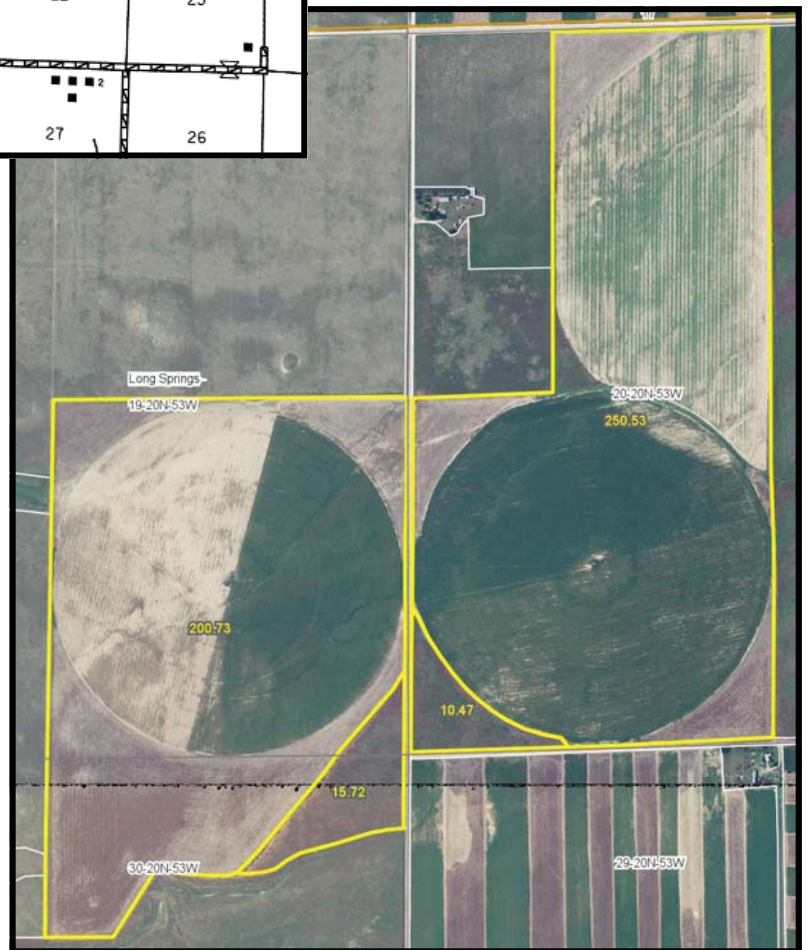
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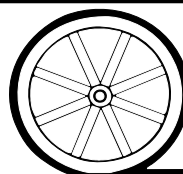
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	205.4	43.0%		Ile	Ile
1361	Bridget very fine sandy loam, 0 to 1 percent slopes	146.1	30.6%		Ile	Ile
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	120.1	25.2%		Ile	Ile
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	5.8	1.2%		Ile	Ile



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