

# LAND FOR SALE

## LARSEN FARM Kearney County, Nebraska



**Location:** 1 mile south and 3 miles east of Minden on county gravel road. (located on the corner of K Road and 35 Road)

### Legal

**Description:** NE1/4 and N1/2 SE1/4 Section 21-T6N-R14W of the 6th P.M., Kearney County, Nebraska.

### Property

**Description:** Kearney County Assessor indicates a total of 241.66 acres. Farm consists of pivot and gravity irrigated cropland with dry crop corners, and a rural improvement site.

### Building

**Improvements:** 1,897 sq.ft. 1 1/2 story house; 640 sq.ft. garage; 96 sq.ft. storage shed; 1,700 sq.ft. shop; 1,800 sq.ft. Storage building; and five metal grain storage bins having a total capacity of 48,000 bushels of corn.

### Farm Service Agency

**Information:** Total Cropland - 219.5 acres  
Government Base Acres - Corn 209.9 acres at 142 bu/acre; Soybeans 8.2 acres at 40 bu/acre  
(yields are for both direct and counter cyclical payments) All cropland is considered non-highly erodible by the NRCS.



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## **Irrigation**

**Information:** Water for irrigation is provided by two wells and two re-use pits. Irrigation water and equipment information is as follows:

	<u>North Well</u>	<u>South Well</u>
Well Registration	G041287	G093860
Completion Date	5/10/1974 at 1,000 gpm	11/18/1997 at 750 gpm
Well Depth	127'	230'
Static Water Level	96'	89'
Pumping Level	116'	98'
Column	8"	10"
Pump	Layne	Layne Bowler
Gearhead		Amarillo 70 hp
Power Unit	Emerson 75 hp electric	Chevy Model 454 natural gas
Pivot		7 tower T & L Hydraulic equipped with
Control Panel	Allen Bradley	drop nozzles

### **Northwest Re-use Pit**

Pump - Berkley centrifugal powered by a 7.5 hp electric motor.

Water from the pit is delivered via underground pipe to a riser located near the north well.

### **Northeast Re-use Pit**

Pump - Berkley centrifugal powered by an Isuzu Model 3K diesel motor on trailer

Water from the pit is utilized to irrigate cropland in the northeast.

### **Additional Irrigation Equipment**

3,570 feet of 8 inch gated aluminum irrigation pipe.

1,320 feet of 8 inch gated plastic pipe

## **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 219.42 certified irrigated acres.

**Soils:** Soils consist primarily of Class I and II Detroit and Holdrege silt loams with slopes of 0-3%.

**Taxes:** 2011 Real Estate Tax - \$11,502.90

**List Price:** **\$1,700,000.00**      **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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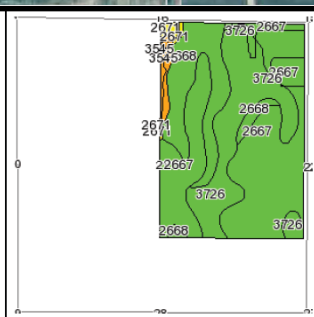
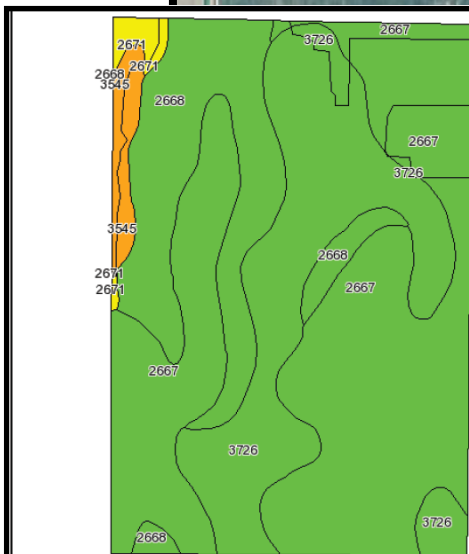
David J Frost, Assoc. Broker - (308) 380-8321



# LARSEN FARM IMPROVEMENTS WELL SITES & CROPLAND







State: Nebraska  
 County: Kearney  
 Location: 021-006N-014W  
 Township: Lincoln  
 Acres: 236.3  
 Date: 8/9/2011



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Maps provided by:  
**surety**  
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Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

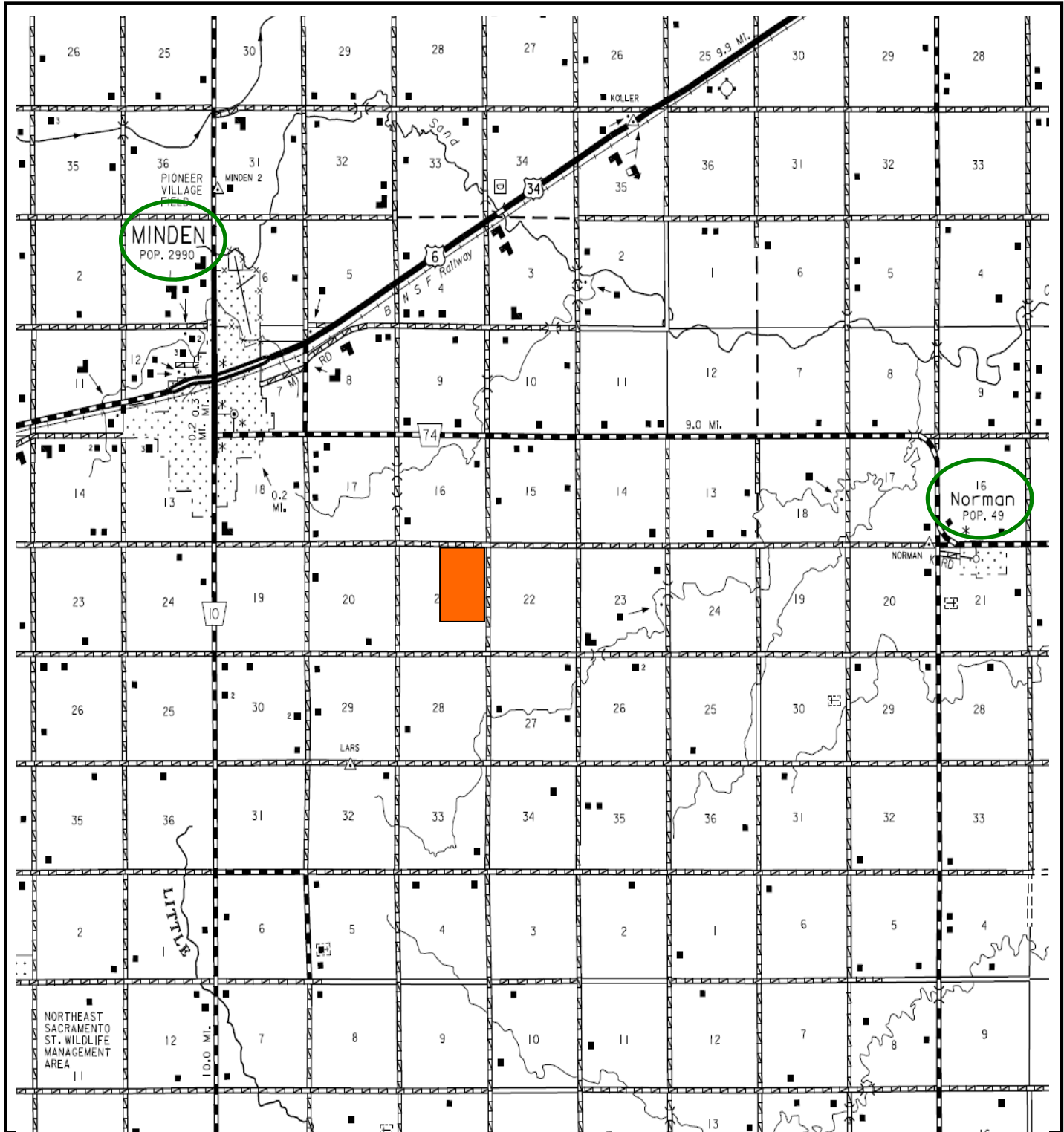
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2667	Holdrege silt loam, 0 to 1 percent slopes	119	50.4%		IIc	I	74	3.1	6.5	65	180	72	125	59
3726	Detroit silt loam, 0 to 1 percent slopes	61.4	26.0%		I	I	69	3.6	6	68	180	85	125	59
2668	Holdrege silt loam, 1 to 3 percent slopes	46.9	19.8%		IIe	IIe	73	2.9	6.2	55	168	65	120	55
3545	Hobbs silt loam, channeled, frequently flooded	6	2.5%		Vlw		53							
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	3	1.3%		IIle	IIle	70	2	5.2	35	132	46	95	36
<b>Weighted Average</b>								<b>71.9</b>	<b>3.1</b>	<b>61.8</b>	<b>172.5</b>	<b>71.9</b>	<b>120.5</b>	<b>56.4</b>



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# LARSEN FARM KEARNEY COUNTY LOCATION MAP



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