

LAND FOR SALE



Cottonwood Springs Farm

Location:

Just one mile south of Interstate 80 Maxwell Exit #190, then one mile west on East State Farm Road. Approximately 15 miles from North Platte, Nebraska.

Legal Description:

Part of Lots 3 & 4, Pt. S1/2NE1/4; NW1/4SE1/4; Pt. SE1/4 Section 6-T12N-R28W of the 6th P.M., Lincoln County, Nebraska.

Acres & Taxes:

215.22 taxed acres with 2011 taxes payable in 2012 of \$6,346.

Land Use:

95.4 acres pivot irrigated cropland, 78.8 gravity irrigated cropland, 21.2 acres dryland cropland along with an improvement site.

Water:

There are 174.154 Twin Platte NRD certified irrigated acres. Well Registration numbers G-110601, G-021915, G-019223

Price:

\$1,010,000

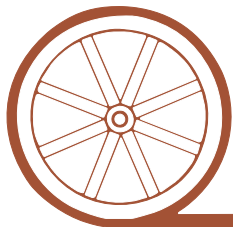
Comments:

Very productive farm with excellent location to markets in the historic Platte Valley .



Contact:

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



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

(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.



Irrigation Equipment:

8-tower Valley center pivot, US Electric 30 Hp motor, Sargent pump. There are two additional wells for gravity irrigation.



Improvements:

An older 2 story frame farm house , detached garage, metal storage building, older brick livestock barn, and wooden corrals.

Residential Datasheet			
Zoning:		Building Size:	2145.00 sq. ft.
1st Story Sq.Ft:	1372.00	2nd Story Sq.Ft:	773.00
Year Built:	1918	Quality / Condition:	Good / Avg/Good
Exterior:	Stucco	Style:	1.5-Fin
Bedrooms:	4	Full Bathrooms:	1
Half Bathrooms:	0	Plumbing Fixtures:	5
Heating/Cooling:	100 % ForcAir	Fireplaces:	0
Basement Size:	1288 sq. ft.	Unfinished Basement Size:	0 sq. ft.

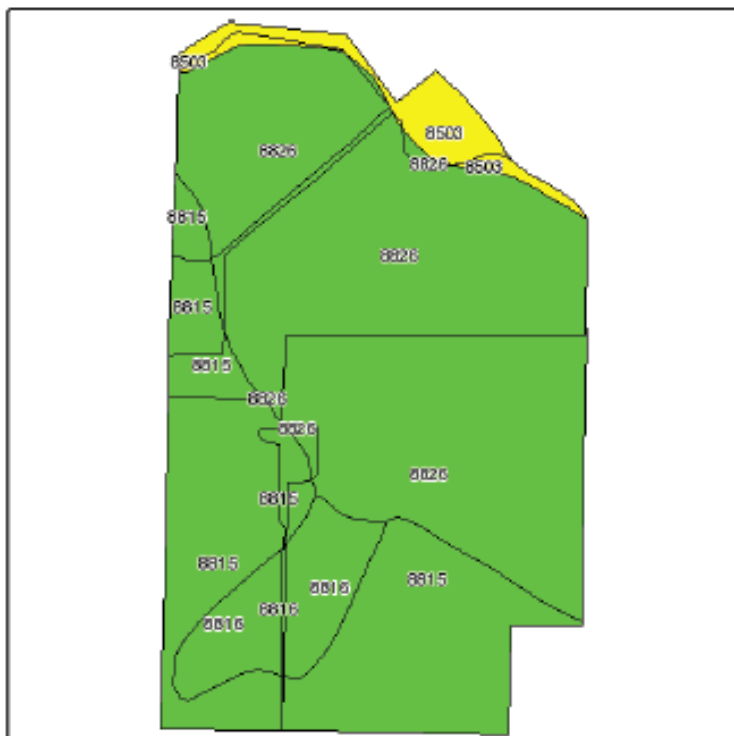




Soils: Mostly Cozad silt loam Class I & II
Very productive soils.

FSA Info: Property includes 90.1 acres corn
base at 133 bushel and 6.4 acres
oats base at 53 bushel.

Soils Map



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



State: **Nebraska**
County: **Lincoln**
Location: **006-012N-028W**
Township: **Payne**
Acres: **213.4**
Date: **2/22/2012**



AGRI AFFILIATES, INC.

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

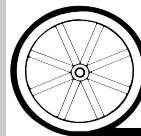


Maps provided by:



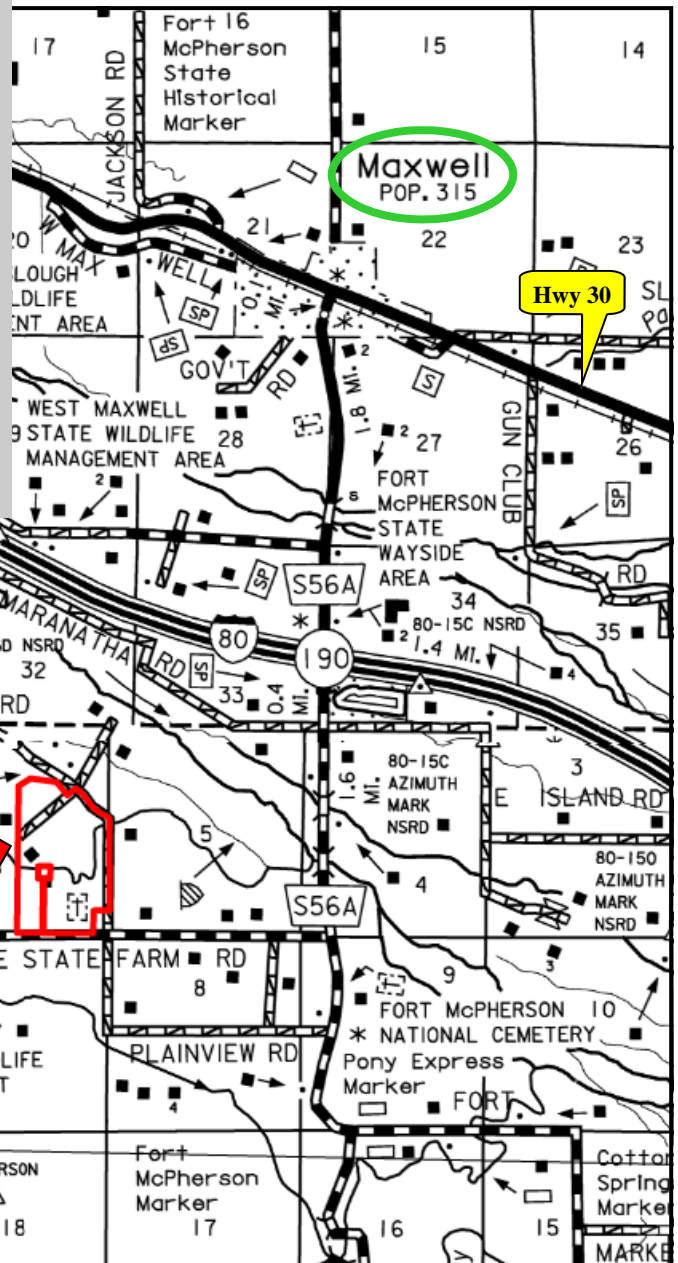
©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat
8826	Cozad silt loam, wet	123.5	57.9%		3ft.	IIw	IIw	4800	60	3.5	6	85	130	
8815	Cozad silt loam, 0 to 1 percent slopes	63.9	29.9%		> 6.5ft.	IIc	I	3300	57	3	6	59	145	40
8816	Cozad silt loam, 1 to 3 percent slopes	16.7	7.8%		> 6.5ft.	IIe	IIe	3200	62	2.5	5.5	52	135	37
8503	Lex loam, occasionally flooded	9.3	4.3%		2.2ft.	IIIw	IIIw	4356	40	2.5	4.5		125	31
Weighted Average								4202.8	58.3	3.2	5.9	70.9	134.5	16.2



AGRI AFFILIATES, INC.

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



All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

