

LAND FOR SALE

Gosper County Crop & Pasture Land



Location:

From Elwood, Nebraska the property is located 10 miles south on Hwy 283 and then 3 miles east on County Road 732 to southwest corner of property.

Legal Description:

S1/2 Section 33-T6N-R22W of the 6th P.M., Gosper County, Nebraska.

Acres/Taxes:

320 taxed acres - 2011 real estate taxes payable in 2012 - \$2,644

Land Use:

The property includes 154.5 acres of non-irrigated cropland, approximately 140 acres fenced pasture and 17.5 acres miscellaneous rangeland intermixed with the cropland.

FSA Info:

Wheat base 45.1 acres at 32/60 bu; Corn base 34.1 acres at 57/101 bu; Grain Sorghum 30.5 acres at 51/78 bu.

Stock Water:

Livestock water from single phase power to electric pump jack and large stock dams.

Soils:

The cropland is terraced and soils are 51% Holdrege silt loams Class II and 45% Holdrege-Uly silt loams Class III.

Possession:

The property is under lease for the 2012 crop year. Buyer to receive a Landlord 1/3 crop share and pay 1/3 of fertilizer costs only. Pastureland cash leased for \$2,400 for this grazing season. The property currently has 60 acres growing wheat and the plans are to seed the remaining 94 acres of cropland to corn and soybeans.

Price:

\$550,000

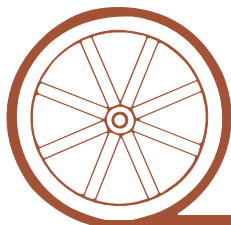
Comments:

Very nice 1/2 section with excellent cropland soils and productivity. Property has county road access to southwest corner and along the east side.

Contact:

Jerry Weaver; Listing Agent - 308-539-4456 or jerry@agriaffiliates.com
Bart Woodward - 308-233-4605 or bart@agriaffiliates.com
Mike Polk, Loren Johnson, or Bruce Dodson

Offered Exclusively By:



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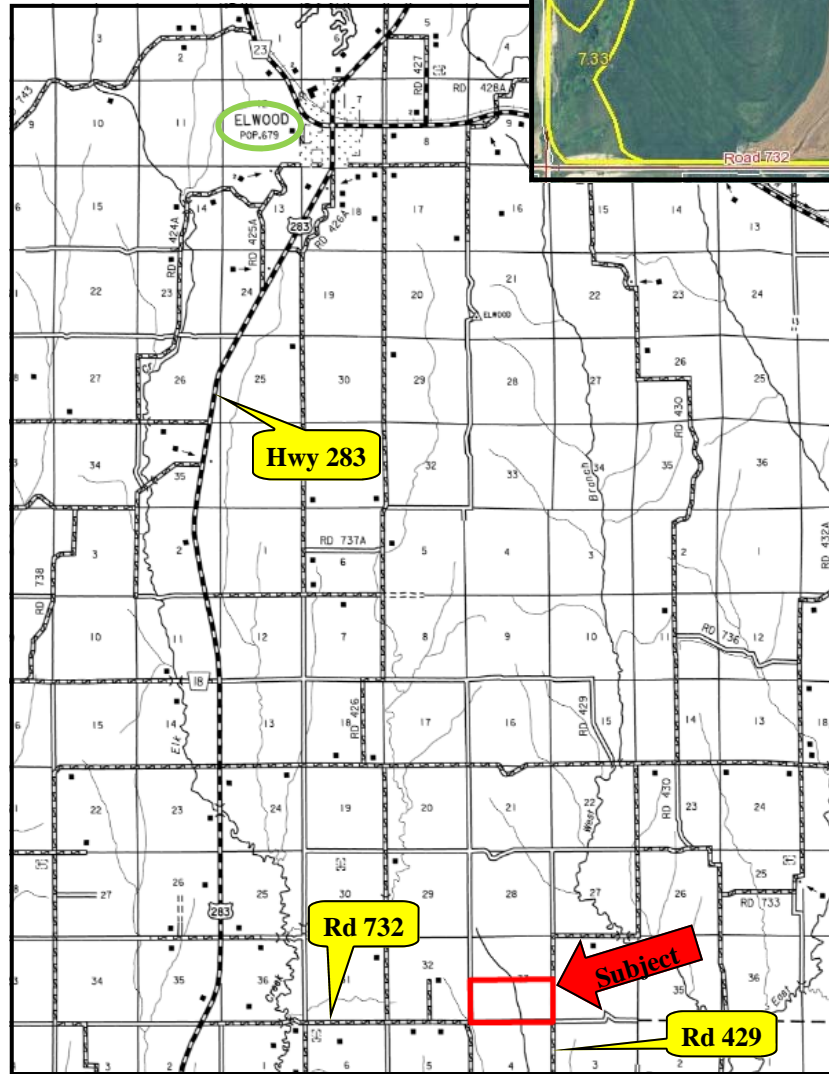
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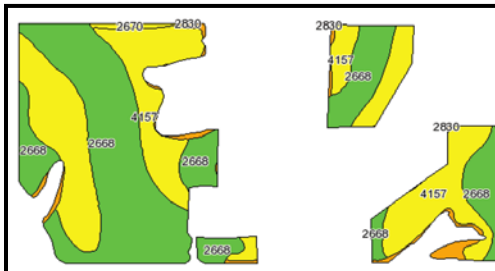
(308) 534-9240

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

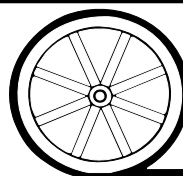


Cropland Soils



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat
2668	Holdrege silt loam, 1 to 3 percent slopes	79.3	51.3%		Ile	Ile	3582	2.3	6.2	35	154	36
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	69.4	44.9%		Ille	Ille	3440	1.7	5.2	23	110	28
2830	Uly-Coly silt loams, 11 to 30 percent slopes	4.8	3.1%			Vle	3110					
2670	Holdrege silt loam, 3 to 7 percent slopes	1	0.6%		Ille	Ille	3582	2	5.8	30	143	34
Weighted Average							3500	2	5.6	28.5	129.2	31.2

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