

# LAND FOR SALE

## Logan County Pivots



### Location:

From Stapleton, Nebraska the property is located 3 miles west and 2.5 miles south.

### Legal Description:

SW1/4 Section 17, NW1/4 Section 20-T17N-R28W of the 6th P.M., Logan County, NE.

### Acres & Taxes:

Logan County Assessor reports 316 taxed acres with the 2010 taxes payable in 2011 being \$4,930.68.

### Land Use:

There are 286.6 total acres of cropland; 260 pivot irrigated acres and 26.6 acres in dryland corners. There are 29.4 acres in grass corners.

### FSA Info:

260 acres corn base at 105 bu & 22.6 acres soybeans base at 27 bu.

### Water:

Registered NE wells		GPM	Static Pumping		Well depth	Column
G-070661	Comp. 7/25/1979	800	90'	120'	230'	8"
G-070920	Comp. 6/09/1988	900	150'	160'	340'	8"

### Soils:

Soils consist of a mix of Hersh, Valentine, Uly-Holdrege, Uly-Coly and Anselmo loams.

### Equipment:

Both pivots are Pierce systems with low pressure drop spray packages put on in 2004. New Amarillo gears were installed in 2006. The north well was pulled and reworked in 2004 and the south well was reworked in 2006. There was a new control panel installed on the north pivot in 2006. Each pivot has a Lima generator and John Deere power unit and fuel tanks.

### Price:

**\$860,000 Cash**

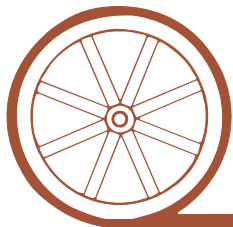
### Comments:

The property has 260 certified irrigated acres with the Upper Loup NRD. The irrigation equipment has been upgraded as needed. There is a 45,000 bu grain bin that was constructed in 2009 on the west side of the property between the two pivots. A high voltage electric transmission line crosses the southwest edge of the property. Here is an opportunity to buy irrigated land and take advantage of the excellent commodity market.

### Contact:

**Mike Polk or Loren Johnson, Listing Agents 539-4446 or 539-4452**  
Bruce Dodson or Jerry Weaver

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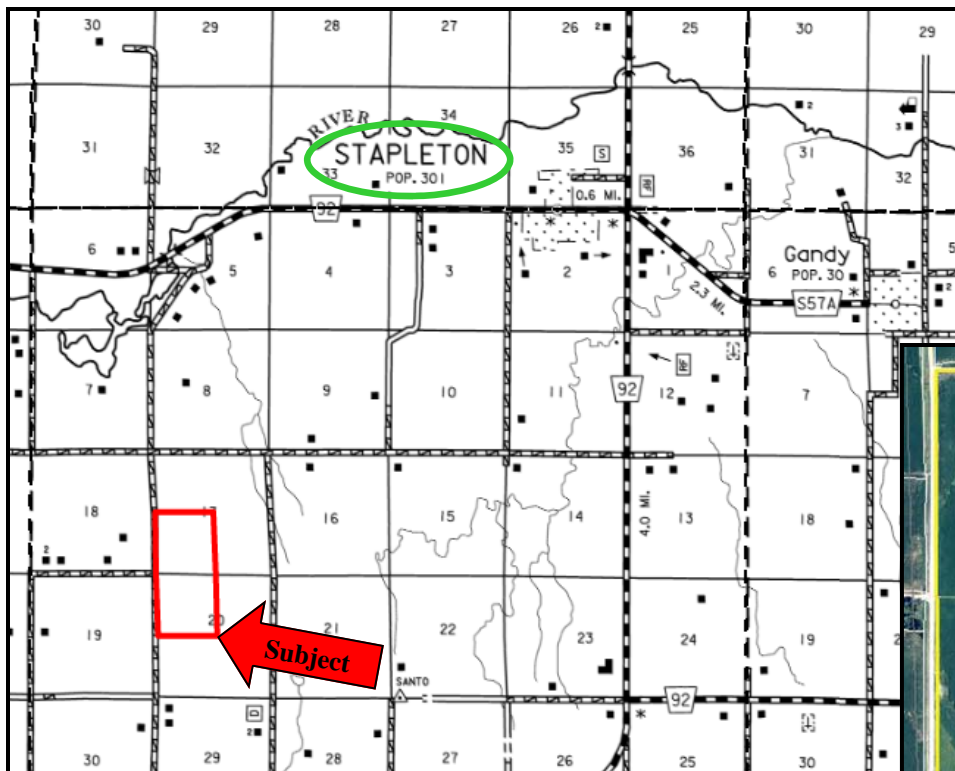
I-80 & US Hwy 83

North Platte, NE 69103

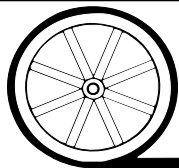
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**(308) 534-9240**

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.

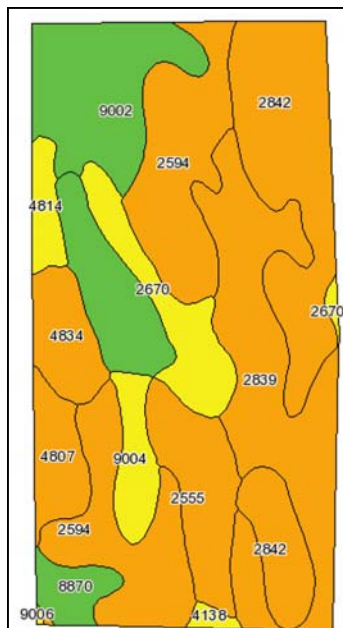


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat
2594	Hersh and Valentine soils, 6 to 11 percent slopes	62.3	19.5%		Ve	IVe	26	1.5		27		14
2842	Uly-Sully silt loams, 17 to 30 percent slopes, eroded	58.4	18.3%		Vle		23					
2839	Uly-Holdrege silt loams, 11 to 17 percent slopes	57	17.8%		Vle	Vle	52					
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	33.1	10.3%		Ile	Ile	51	1.7	5.5	39	130	25
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	21.4	6.7%		Vle		48					
2670	Holdrege silt loam, 3 to 7 percent slopes	19.1	6.0%		Ille	Ille	67	2.2	6	42	125	29
5280	Vetal fine sandy loam	18.8	5.9%		Ile	Ile	58	1.8	5.5	46	130	35
4834	Valentine loamy fine sand, rolling	13	4.1%		Vle	IVe	27					
4807	Valentine fine sand, rolling	11.5	3.6%		Vle		24					
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	10	3.1%		Ille	Ille	49	1.6	5	36	120	24
8870	Hord silt loam, 1 to 3 percent slopes	7.3	2.3%		Ile	Ile	70	2.2	6.2	47	135	34
4814	Valentine loamy fine sand, 0 to 3 percent slopes	6.1	1.9%		IVe	IVe	28	1.3	4	29	100	18
4138	Holdrege silt loam, 7 to 11 percent slopes	1.6	0.5%		IVe	IVe	62	1.8	5.4	34	95	24
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	0.2	0.1%		IVe	IVe	46	1.5	4	33	90	20
Weighted Average							40.4	0.8	1.7	17.5	37.8	11.1