

LAND FOR SALE

Gandy Pivot & Dryland



Location:

2 miles South of Gandy, Nebraska. Gandy is east of Stapleton, NE 2 miles.

Legal Description:

W1/2NE1/4, SE1/4NE1/4 Section 20; SW1/4NW1/4 Section 21-T17N-R27W of the 6th P.M., Logan County, NE.

Acres & Taxes:

Logan County Assessor indicates **158 taxed acres**. The 2010 Real estate taxes were **\$1,845.28**.

Land Use:

Property offers a combination of 99 acres pivot irrigated and 58 acres non-irrigated farm land.

FSA Info:

Corn base—147.3 Ac at 95 Bu yield; Wheat base—9.8 Ac at 35 Bu yield

Water:

Registered NE irrigation well G-052669, drilled 1975; 312' deep; static water level 190'; pumping from 210'; 800 gpm. There are 99 irrigated acres certified with the Upper Loup NRD.

Soils:

Property has a mix of Holdrege silt loams, Anselmo sandy loams and Hord silt loams. Please refer to page 2 of this brochure for breakdown of soils and slopes.

Improvements & Equipment:

The pivot is a 10 tower Reinke Electrigator with updated gearboxes and drives within the last 5 years. Low pressure overhead spray package. 2001 JD Diesel power unit, Layne pump, Amarillo 125 hp gear, generator, Rockford PTO, 1800 gallon fuel tank and 1000 gallon fertilizer tank.

Price:

\$370,000.00 Cash

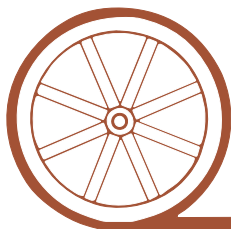
Comments:

This property has great location along a good county gravel road just 1/2 mile from NE Hwy 92. There is also a stock well for stalk grazing. The Upper Loup NRD is currently allowing for a limited amount of expanded irrigated acres. This would present the opportunity to add irrigation to the current non-irrigated part of this property.

Contact:

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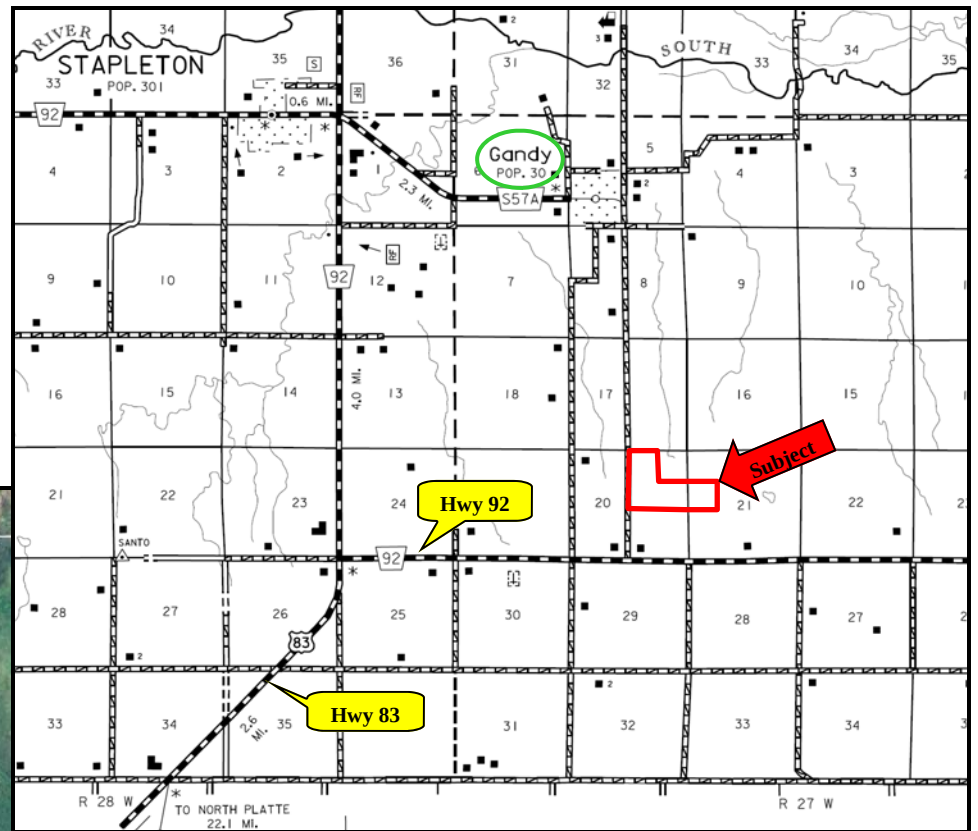
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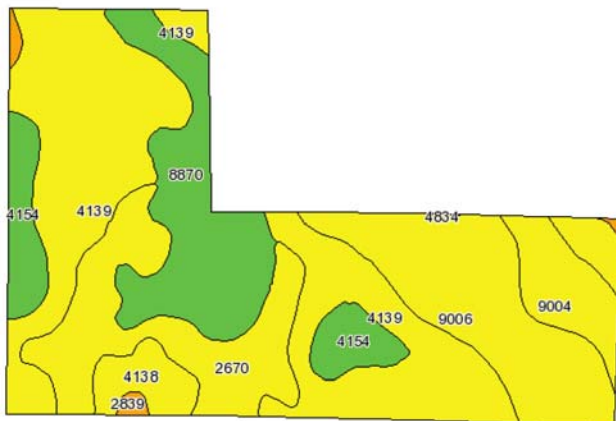
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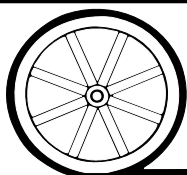
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The Upper Loup NRD would allow you to apply for expanded irrigated acres to irrigate this eastern most part of the property.



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	
4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	55.7	35.5%		IVe	IVe	62	1.5	5.3	33	90	22	
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	28.8	18.3%		IVe	IVe	46	1.5	4	33	90	20	
2670	Holdrege silt loam, 3 to 7 percent slopes	24	15.2%		IIIe	IIIe	67	2.2	6	42	125	29	
8870	Hord silt loam, 1 to 3 percent slopes	23	14.6%		IIe	IIe	70	2.2	6.2	47	135	34	
4154	Holdrege-Hord silt loams, 0 to 3 percent slopes	10.6	6.7%		IIe	IIe	69	2.2	6.5	46	135	34	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	8.7	5.5%		IIIe	IIIe	49	1.6	5	36	120	24	
4138	Holdrege silt loam, 7 to 11 percent slopes	5.2	3.3%		IVe	IVe	62	1.8	5.4	34	95	24	
2839	Uly-Holdrege silt loams, 11 to 17 percent slopes	0.6	0.4%		Vle	Vle	52						
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	0.5	0.3%		Vle		48						
2593	Hersh and Valentine soils, 11 to 30 percent slopes	0.2	0.1%		Vle		22						
4834	Valentine loamy fine sand, rolling	0.1	0.1%		Vle	IVe	27						
Weighted Average								60.6	1.8	5.3	37.2	105.9	25.2



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