

LAND FOR SALE

BARKER FARM SHERMAN COUNTY, NEBRASKA

Location: Approximately 6 miles west and 7 miles north of Loup City, Nebraska. Access is provided by a minimum maintenance road extending to the southwest corner.

Legal Description: NW1/4 Section 7-T16N-R15W of the 6th P.M., Sherman County, Nebraska.

Property Description: Sherman County assessor indicates a total of 152.0 acres. Farm consists of pivot irrigated cropland with sub-irrigated pasture/meadow.

Building Improvements: 576 sq.ft. metal covered Livestock Building

FSA Info: Sherman County Farm #2508
Total cropland - 84.3 acres.
Government Base Acres:
 Corn 36.5 acres at 116 bu/acre
(yield is for both direct and counter cyclical payments)

Irrigation Information: Water for irrigation is provided by 64.47 acres of water rights from the Middle Loup Public Power & Irrigation District. Water is distributed by a well maintained Olson pivot irrigation system. Additional irrigation equipment includes a Berkley centrifugal pump, a John Deere diesel Model 4045 power unit, and a 1,000 gallon fuel tank.

Farm is located in the Lower Loup Natural Resource District and contains 55.0 certified irrigated acres.

Livestock Water: Livestock water is provided by a well equipped with an electric submersible.

Recreational Amenity: Farm is located within 1/2 mile of the Middle Loup River, and contains cover and terrain which is home to numerous wildlife. (i.e. excellent deer hunting) An elevated deer stand is located in the eastern portion of the property.



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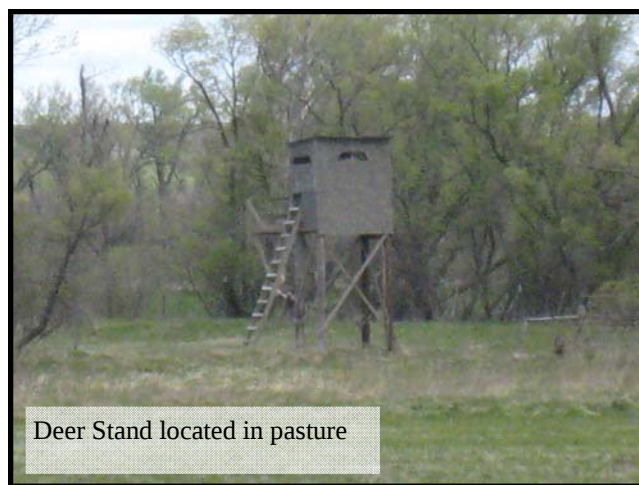
Soils: Soils consist of Gibbon silt loam along with Loup, Boel, Ipage, and Valentine loamy fine and fine sandy loams, with slopes of 0-9%.

Taxes: 2009 Real Estate Taxes - \$1,459.50

List Price: \$275,000.00 **Cash**

Comments: This is a well maintained farm offering pivot irrigated cropland and pasture that has good fencing along with haying and grazing capability.

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BARKER FARM LOCATION MAP & AERIAL PHOTO

