

# LAND FOR SALE

## Coleman Pivots



**Location:** 7 miles northeast of Arnold, Nebraska on highway 92

**Legal Descriptions:** SE1/4 Section 33 except tract in SE corner, W1/2, West 15 acres of NE1/4 Section 34 all in T18N-R24W of the 6th P.M. Custer County, NE

**Taxed Acres:** 482 Acres; 2009 Real Estate Taxes-\$9,121

**Land Use:** 387 acres irrigated, 83 acres dry cropland, 12.4 acres building site, roads and misc.

**FSA Info:** Tract #8456: Corn base - 375.1 acres at 107 bushels direct yield.  
Sunflower - 98.4 acres at 1310 lbs direct yield.

**Water Rights:** Lower Loup NRD-400 certified irrigated acres from 2 irrigation wells, Registration #G-128087 and G-097092

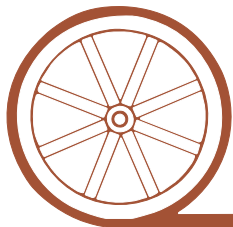
**Possession:** The property is under lease for the next two growing seasons ending February 28, 2013. Cash rent is \$165 per acre with landowner retaining rights to corn stalk use.

**Price:** \$1,542,400.00 Cash

**Comments:** Very good pivot irrigated cropland located on Highway 92 between Arnold and Merna, Nebraska.

**Contact:** **Jerry Weaver Listing Agent: 308-534-9240, email: [jerry@agriaffiliates.com](mailto:jerry@agriaffiliates.com)**  
Loren Johnson, Bruce Dodson, Mike Polk, Dallas Dodson, Jerry Sloan or Duane McClain

*Offered Exclusively By:*



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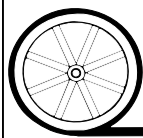
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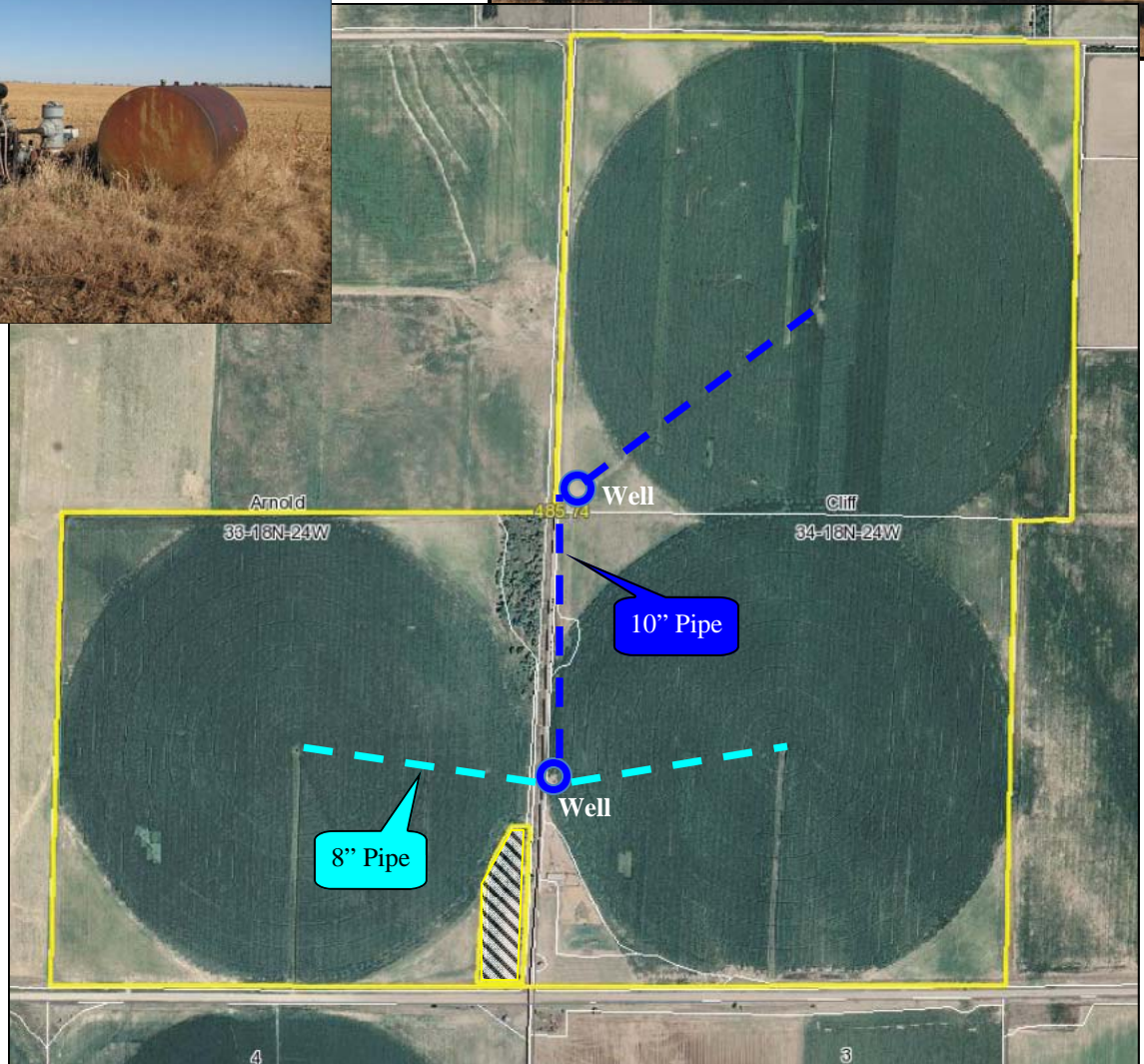
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



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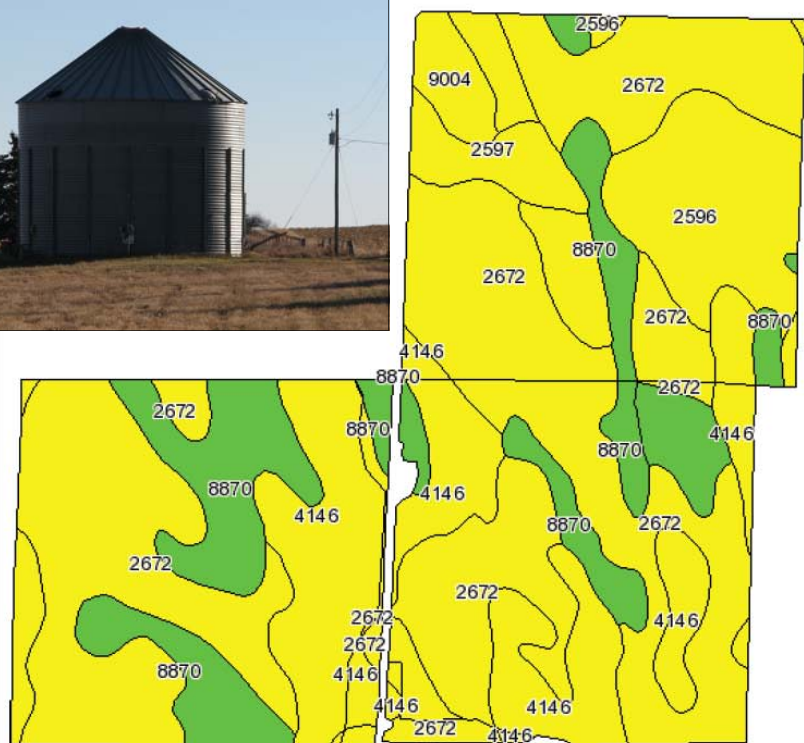


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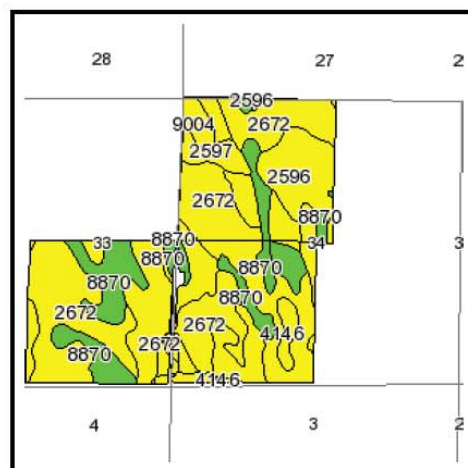
**Irr. Equipment:** NW1/4 Section 34 Gifford Hill pivot with Reinke Electric conversion, SW1/4 Section 34 Kroy pivot with Zimmatic electric conversion. SE1/4 Section 33 Kroy pivot with Olson Electric conversion. Roto phase-phase converters for pivot movement, two Randolph gearheads and two Sargent pumps. The two diesel power units are tenant owned and do not sell with the property. Water is provided from two wells for the three center pivots. Wells are connected to pivots with 8" and 10" underground pipe and gate valves such that any two pivots are operated at the same time.

**Improvements:** 40x80 Quonset building with concrete floor-currently leased for \$125 per month. Current tenant desires to continue leasing. One 8,000 bushel Chief grain bin. Submersible water at quonset site provides domestic and livestock water for the property.





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



State: **Nebraska**  
County: **Custer**  
Location: **034-018N-024W**  
Township: **Arnold**  
Acres: **486.8**  
Date: **11/11/2010**



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Maps provided by:

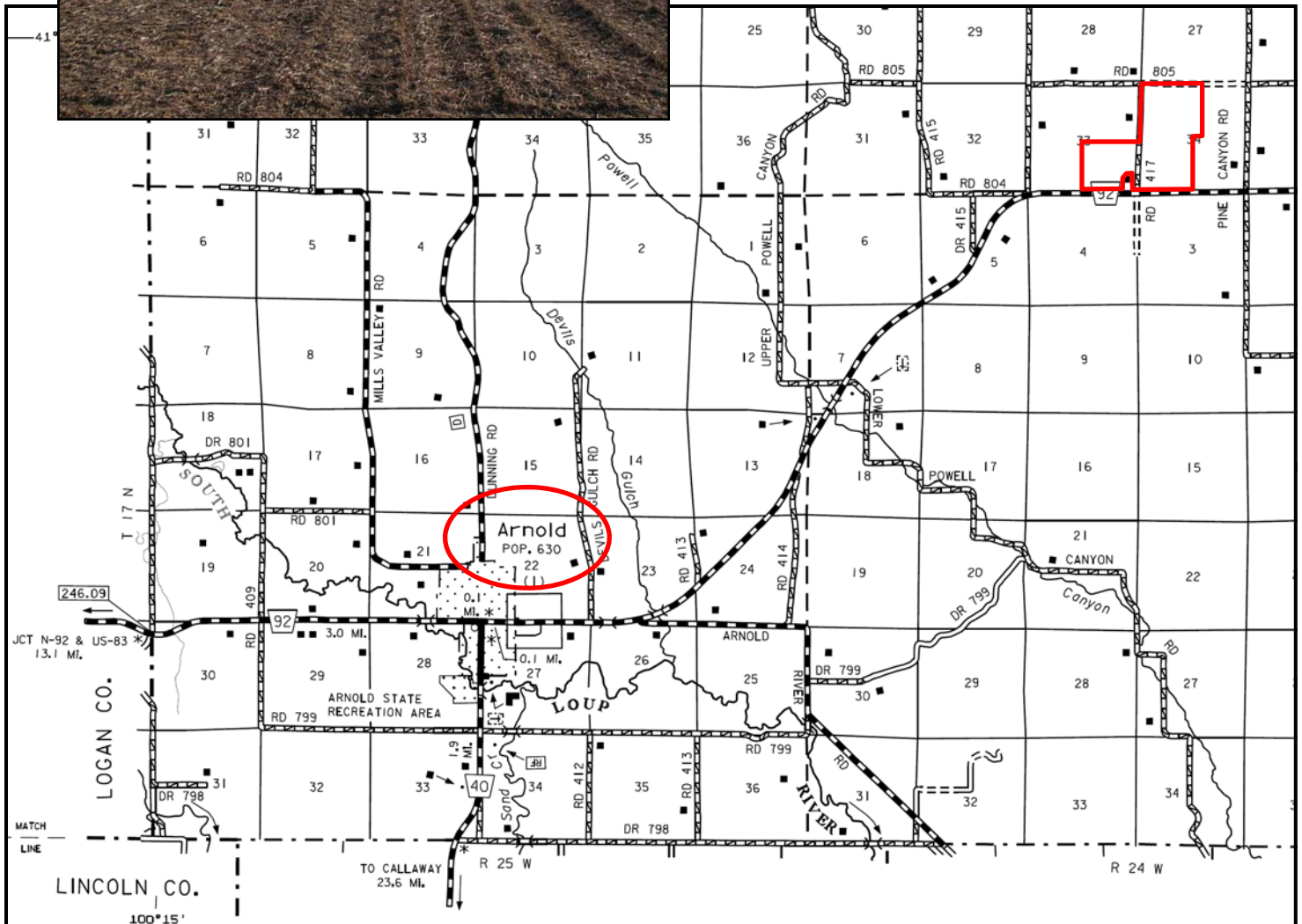


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	230.8	47.4%		IIIe	IIIe	65	2	5.5	49	120	45	105	30
4146	Holdrege silty clay loam, 7 to 11 percent slopes, eroded	113.8	23.4%		IVe	IVe	61	1.5	5	36	95	30	85	24
8870	Hord silt loam, 1 to 3 percent slopes	70.9	14.6%		Ile	Ile	72	3.5	6.3	64	145	55	120	41
2596	Hersh fine sandy loam, 3 to 6 percent slopes	41	8.4%		IIIe	IIIe	56	1.6	4.4	41	120	35	90	26
2597	Hersh fine sandy loam, 6 to 11 percent slopes	12.4	2.5%		IVe	IVe	52	1.5	3.9	36	95	25	20	22
8841	Hall silt loam, 1 to 3 percent slopes	9	1.9%		Ile	Ile	70	2.7	6.3	59	140	50	115	38
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	8.9	1.8%		IIIe	IIIe	56	1.8	4.9	48	125	42	100	26
Weighted Average							63.9	2.1	5.4	47.3	117.6	41.7	99.2	29.7

## Soils:

74% Class II and III and 26% Class IV; primarily Holdrege, Hord and Hersh silt loam soils.



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