

# LAND FOR SALE



## FRONTIER COUNTY COMBO - PARCEL #2

**Location:** approximately 8 miles south of Eustis, NE  
on East Canyon Road, or 1 1/2 miles north  
of State Highway 18 on East Canyon Road.

### Legal

**Description:** Parcel #2 - NW1/4 Section 2-T6N-R24W  
and W1/2 and S1/2 SE1/4 Section 35-T7N-R24W  
of the 6th P.M., Frontier County, Nebraska.

### Property

**Description:** Frontier County Assessor indicates a total of 557.9 acres. Farm consists of gravity irrigated and dry cropland with pasture.

**FSA Info:** Total Cropland - 215.1 acres  
Government Base Acres

Corn 167.9 acres with a direct yield of 126 bu/acre and a counter cyclical of 134.0 bu/acre  
Wheat 12.8 acres with a direct yield of 39 bu/acre and a counter cyclical of 48.0 bu/acre  
Grain Sorghum 8.3 acres with a direct yield of 51 bu/acre and a counter cyclical of 65 bu/acre  
Sunflower 8.3 acres with a direct yield of 782 bu/acre and a counter cyclical of 919 bu/acre  
Soybeans 6.3 acres with a direct yield of 41 bu/acre and a counter cyclical of 49 bu/acre

### Irrigation

**Information:** Water for irrigation is provided by two electric wells. Irrigation well and equipment information is as follows:

	Well #1	Well #2
Well Registration	G-053411	G-053410
Completion Date	9/1/1976	9/7/1976
Gallons / Minute	600	550
Well Depth	240'	265'
Static Water Level	160'	162'
Pumping Level	238'	260'
Column	7"	7"
Pump	Western Land Roller	Western Land Roller
Power Unit	60 hp U S Electric	Newman 60 hp Electric



*Offered Exclusively By:*



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

## NRD

**Information:** Parcel #2 of Frontier County Combination Farm is located in the Middle Republican Natural Resource District, and contains 166.2 certified irrigated acres.

## Livestock

**Water:** The livestock water is provided by two stock ponds.

**Soils:** Cropland soils consist primarily of Class II and III Holdrege and Hall silt loams. Pasture soils consist primarily of Uly-Colly silt loams.

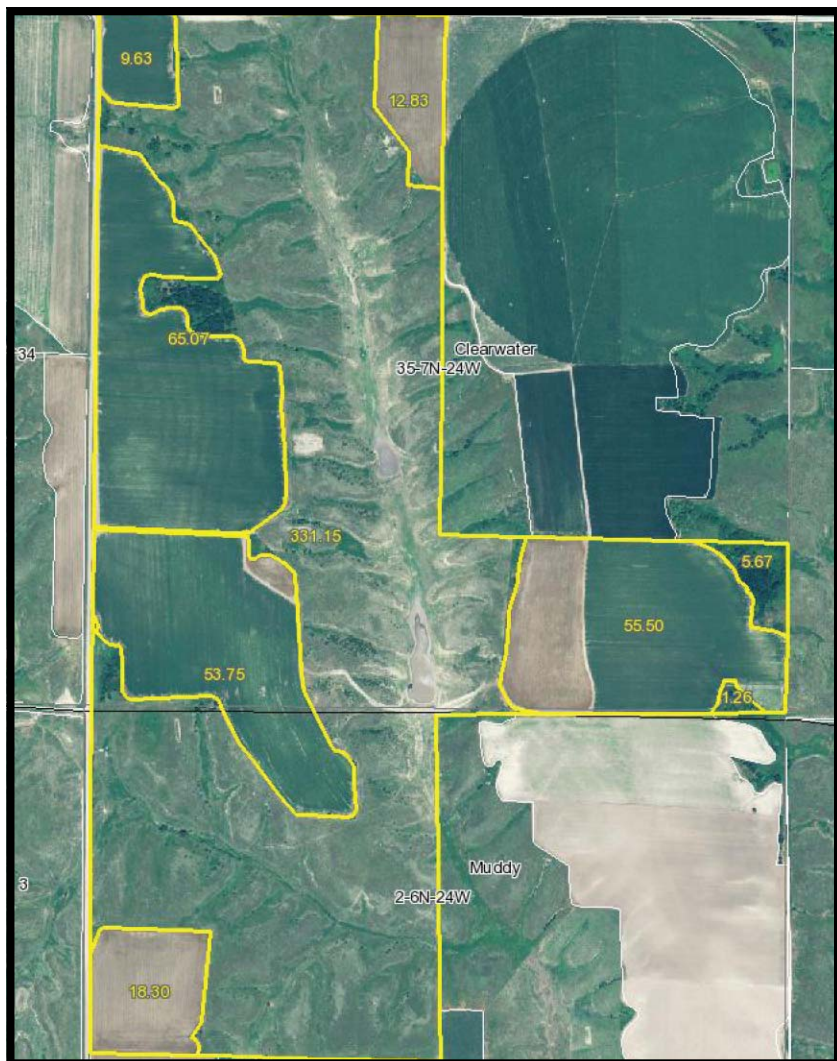
**Taxes:** 2009 Real Estate Taxes \$3,870.50

**List Price:** Parcel #2 - \$625,000 Cash

**Comments:** This is a well maintained property offering gravity irrigated cropland and pasture that has good fencing. Property offers good access, and excellent hunting of deer that frequent the property.

**Contact:** Kent Richter, Salesperson (308) 627-6465  
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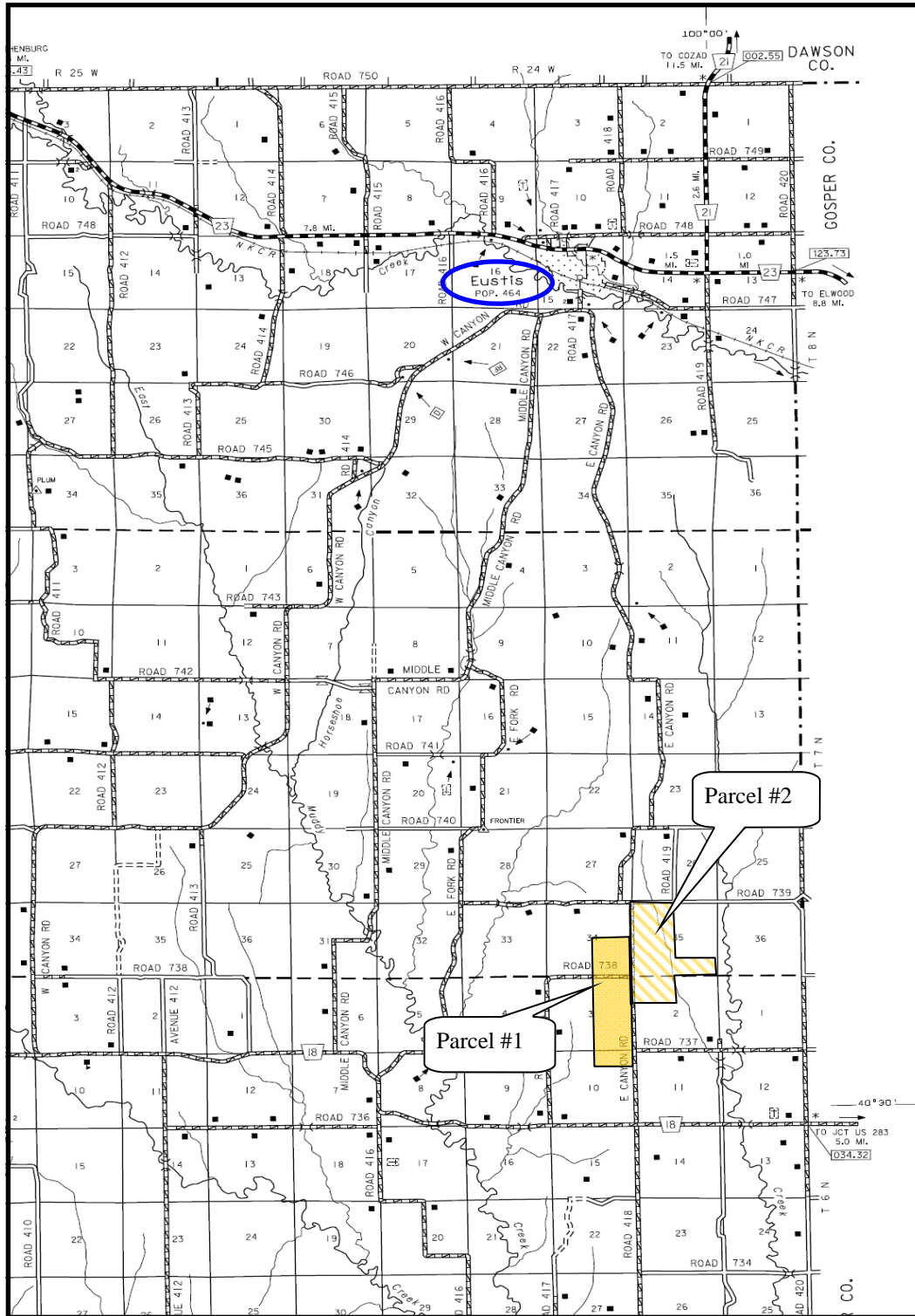
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# FRONTIER COUNTY COMBO

## PARCELS #1 & #2

### LOCATION MAP



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