

LAND FOR SALE

WILHELMY FAMILY FARM

LOCATION: South of Kearney, NE on Avenue M over I-80 and east 1 mile, directly south of **Great Platte River Road Archway Monument.**

LEGAL

DESCRIPTION: Part of Lot 2, all of Lots 3 and 4 and part of the NE1/4 NW1/4 Section 17-T8N-R15W Containing 131.19 acres; and the East 60 acres of the N1/2 NE1/4 and all of Lots 4 & 5 lying south of the road, except 5 acres, in Section 18-T8N-R15W. Containing 54.96 acres. All west of the 6th P.M., Buffalo County, Nebraska.

PROPERTY

DESCRIPTION: 186.19 taxed assessed acres. 121.5 acres gravity irrigated, 55.4 acres CRP, with the balance in grass and trees.

IRRIGATION

INFORMATION: Water for irrigation is provided by three electric wells. Pipe is tenant owned and does not sell with property.

WELL

INFORMATION:	<u>West</u>	<u>Middle</u>	<u>East</u>
Registration	G022363	6-02-0475	G039436
Completion	7/17/63	8/10/59	5/15/73
GPM	1,100	800	1,100
Well depth	57 ft	54 ft	55 ft
Static level	6 ft	8 ft	5 ft
Pumping	13 ft	15 ft	26 ft
Column	9 inch	8 inch	8 inch
Pump	Western Land Roller	Western Land Roller	Yes
Power Unit	Electric	Electric	U S Motors
	Hollow shaft	Hollow shaft	

FSA

INFORMATION: Buffalo County Farm # 6021, 6134, 6137, and tracts #2000, 3727, 3728
Total cropland - 182.9 acres

Base Acres:

Corn	46.4 acres at 116 bu/acre direct and counter cyclical
Corn	119.6 acres at 127 bu/acre direct and counter cyclical
Soybeans	0.2 acres at 31 bu/acre direct and counter cyclical

55.4 acres are in CRP with payments of \$51 per acre and an expiration date of 10/30/2011



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: The farm is located in the Central Platte NRD and has a total of 120.8 certified irrigated acres.

SOILS: Alda fine sandy loam, Platte-Alda complex, and Platte soils.

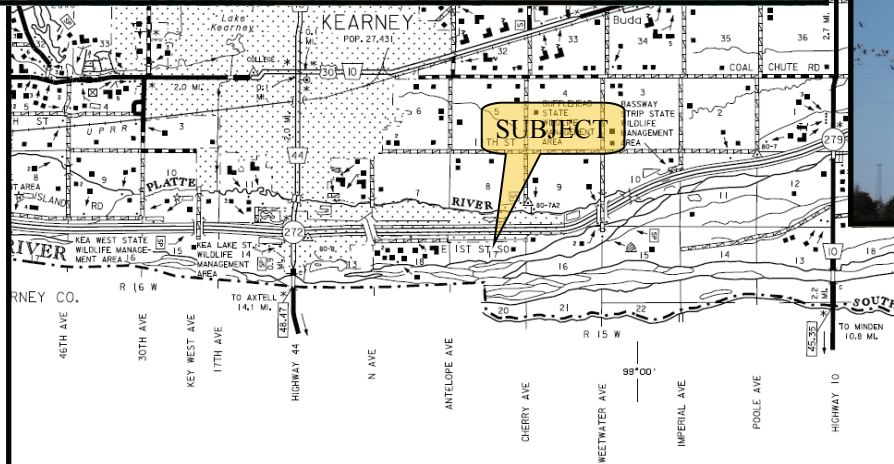
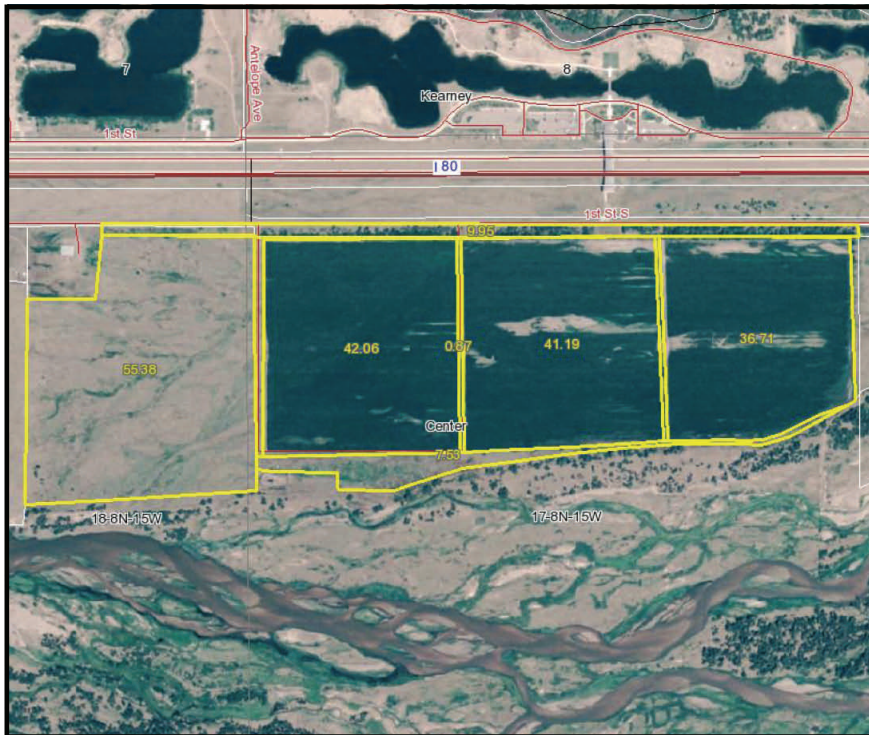
R E TAXES: 2009 - \$3,357.30

LIST PRICE: **\$850,000** **TERMS: Cash**
Possession upon closing subject to tenant's rights under cash lease for 2010.

COMMENTS: Very well maintained gravity and CRP tract with recreational potential, and other possibilities. Located directly south of the Archway. Abundance of wildlife including deer, turkey, geese, ducks, and quail. Perimeter fence lines are the property lines. No river frontage or access.

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