

LAND FOR SALE

Garden County Farm



Location: 4.5 miles north of Oshkosh, Nebraska, then 5 miles east on county gravel road.

Legal Description: S1/2 & Pt. of NE1/4 Section 31-T18N-R43W of the 6th P.M., Garden County, NE.

Acres: 322.11 Tax Assessed Acres

Taxes: 2009 taxes payable in 2010 - \$2,433.22

Land Use: 120.01 Acres Center Pivot Irrigated, 19.03 Dryland acres, 41.1 CRP acres, 140 Acres Pasture, 2.01 acre building site

FSA Info: Farm #1637, Tract #221 - 139 Ac. Cropland - Crop Base - 53.9 Ac. Wheat at 40 Bu yield, 47.4 Ac Corn at 108 Bu yield, 18.7 Ac Grain Sorghum at 40 Bu yield. Farm #2219, Tract #2341 - 41.1 Ac. CRP thru 2013, Annual Payment of \$1,153 per year.

Water: NE Well Reg. #G-043101, drilled in 10/9/1974, Tested by Sargent Irrigation January 2010 showed 489 GPM from 283'. Submersible well at improvement site was new in 2009.

Irrigation Equipment: 8 Tower Higromatic Electric Drive Pivot, 1 - 75 HP Electric Motor, 1 - Johnston Irrigation Pump.

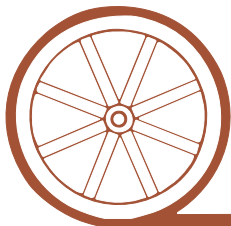
Improvements: 1,362 sq ft 2 bedroom, 1 bathroom house with all new windows, remodeled kitchen with new kitchen stove & refrigerator, window air conditioner and totally enclosed porch that could be utilized as a third bedroom. There is also a shop, unattached garage and miscellaneous outbuildings. There is a brick fire pit and pond with waterfall in the front yard.

Price: \$380,000

Comments: This is a good combination property with excellent county road access on two sides. Pivot is presently planted to corn. All steel panel corrals.

Contact: Mike Polk, Listing Agent: 308-539-4446 or email: mike@agriaffiliates.com
Jerry Sloan, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain or Roger Luehrs

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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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.

House Pictures



East Side of House



Back Side of House & Submersible Well



Kitchen



Living Room



Bathroom



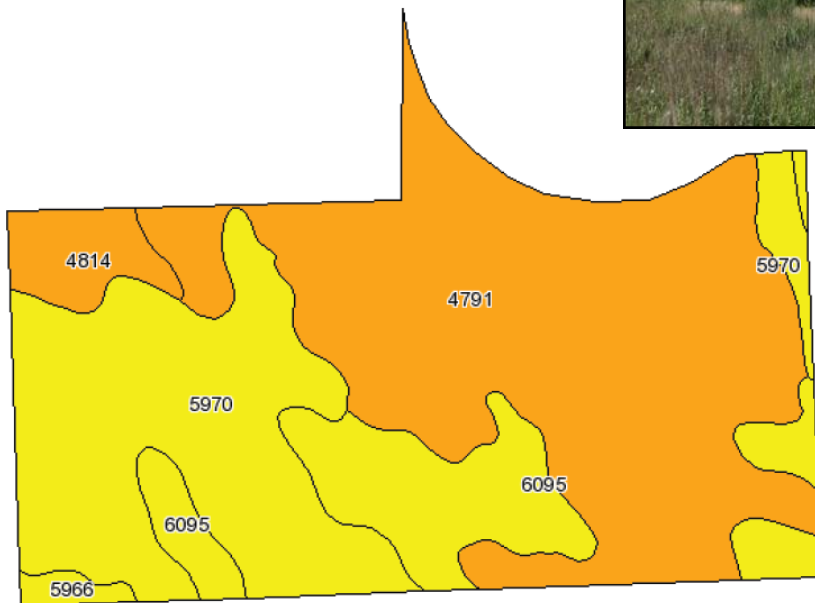
Enclosed Porch with New Windows & Door



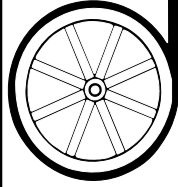
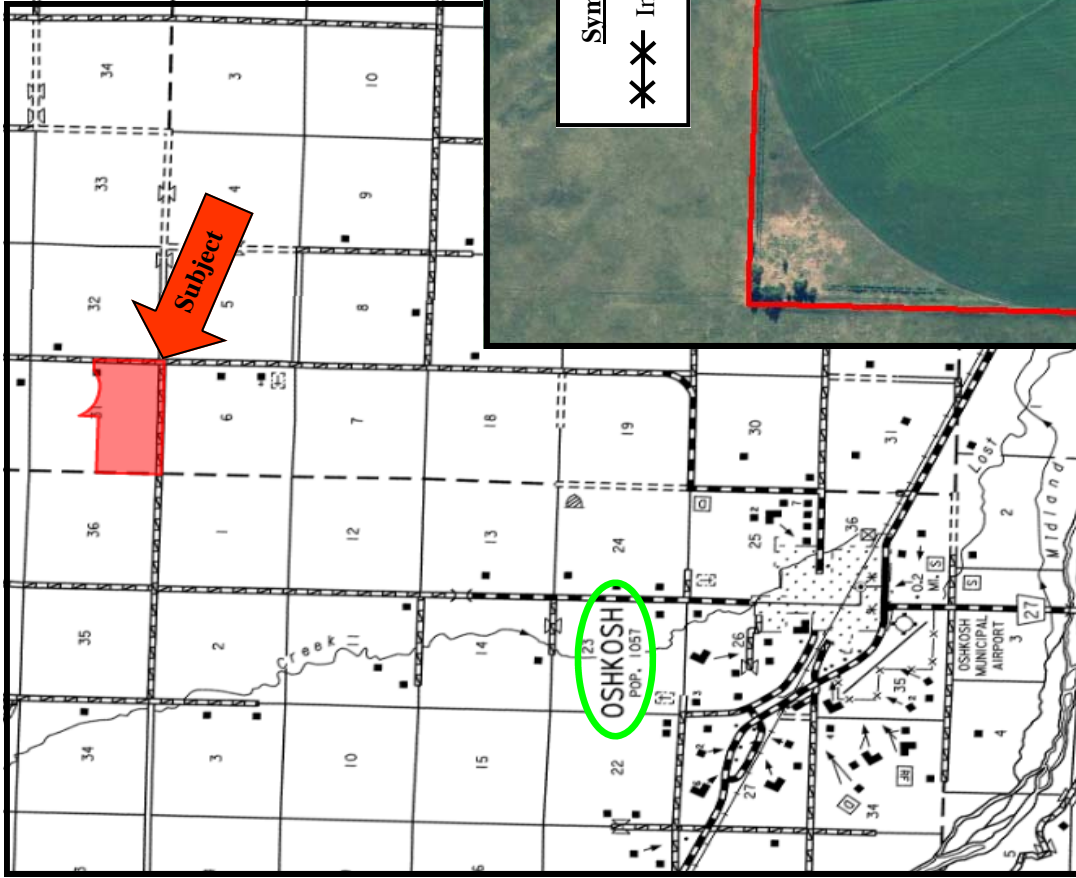
CRP Trees & Grass



Pivot on West Quarter

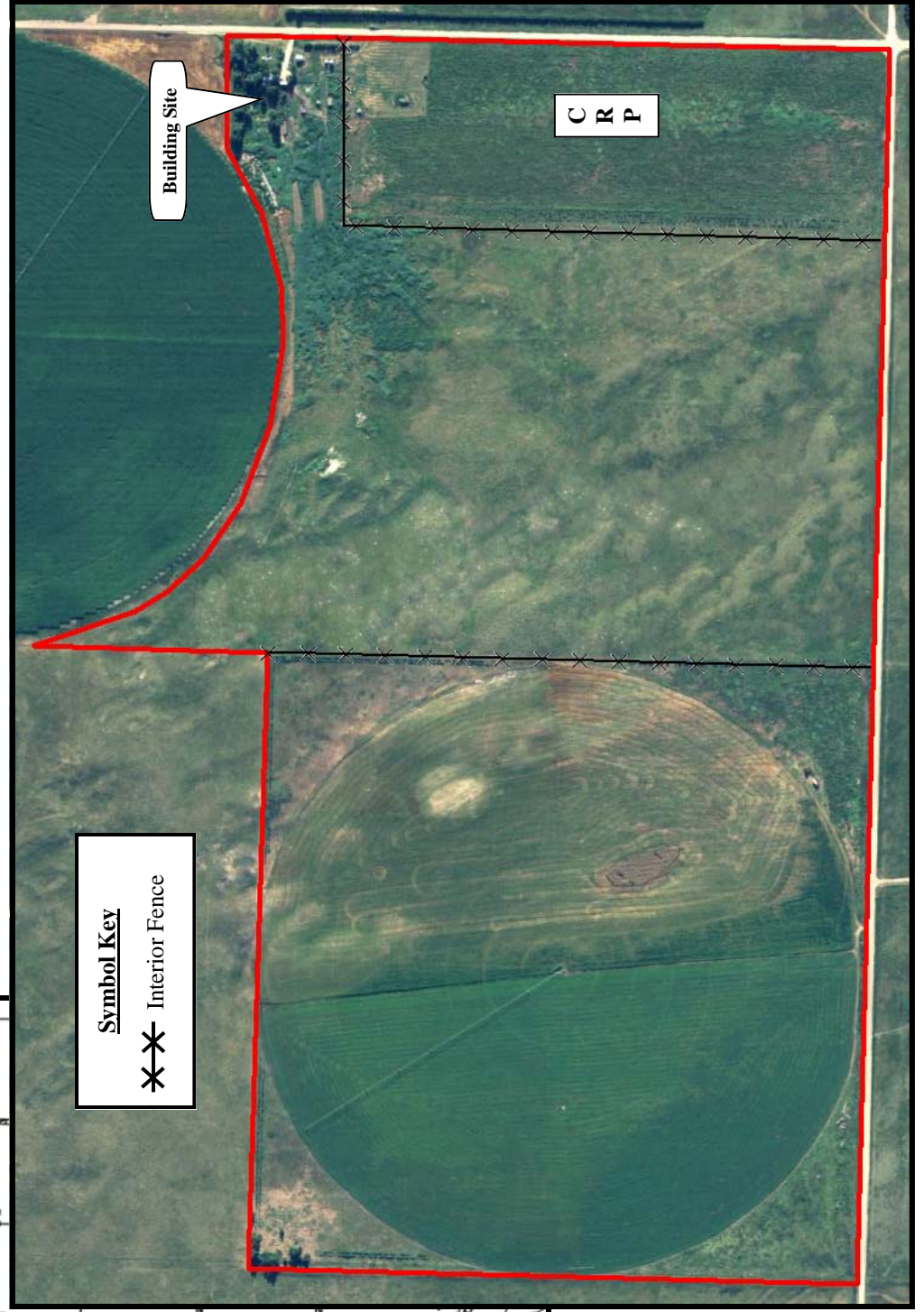


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated
4791	Valentine fine sand, 3 to 9 percent slopes	165.9	50.8%		Vle	IVe	22		3	105	20	
5970	Jayem loamy fine sand, 0 to 3 percent slopes	95.6	29.2%		IVe	IIle	42	1.2	4.2	125	33	48
6095	Sarben loamy fine sand, 3 to 6 percent slopes	48.6	14.9%		IVe	IVe	46	1.2	3.8	110	26	
4814	Valentine loamy fine sand, 0 to 3 percent slopes	12.9	3.9%		Vle	IVe	25		3.5	95	22	
5966	Jayem fine sandy loam, 3 to 6 percent slopes	3.1	0.9%		IVe	IIle	44		4.2	120	32	50
5965	Jayem fine sandy loam, 0 to 3 percent slopes	0.7	0.2%		IIle	Ile	46		4.8	130	42	60
Weighted Average							31.8	0.5	3.5	111.3	24.9	14.6



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