

LAND FOR SALE

DIETZ FARM KEARNEY COUNTY, NEBRASKA

Location: 6 miles south and 1 mile west of Gibbon, Nebraska. (located on the corner of W Road and 36 Road)

Legal Description: NW1/4 Section 23-T8N-R14W of the 6th P.M., Kearney County, Nebraska, except a 6.6 acre tract in the southwest corner.

Property Description: Kearney County Assessor indicates a total of 152.54 acres. Farm consists of a good quality pivot irrigated quarter.



FSA Information: Total Cropland - 147.6 acres
Government Base Acres: Corn 126.4 acres at 122 bu/acre
Soybeans 11.6 acres at 37.0 bu/acre
(yields are for both direct and counter cyclical payments. All cropland is considered non-highly erodible by the NRCS. Farm does not contain a wetland)

Irrigation Information: Water for irrigation is provided by a well located at the pivot point. Irrigation well and equipment information is as follows:

Well Registration #	G102338	Column	8"
Completion	5/10/1955	Pump	Fairbanks Morse 8 inch, two stage
Gallage	1,200 GPM		set at 60 foot
Well Depth	75'	Pivot	8 Tower, low pressure T & L pivot
Static Water	7'		irrigation system with drop nozzles (set 900
Pumping Level	25'		gpm at 35 psi)

(The diesel power unit, 80 hp gearhead, and fuel tank are tenant owned and do not sell with property)

NRD Information: The farm is located in the Tri-Basin Natural Resource District (NRD) and contains 149.17 certified irrigated acres.

Soils: Soils consist of approximately 98% Class II Wann fine sandy loam, and 2% Class III Alda loam.

RE Taxes: 2009 Real Estate Tax - \$4,060.21



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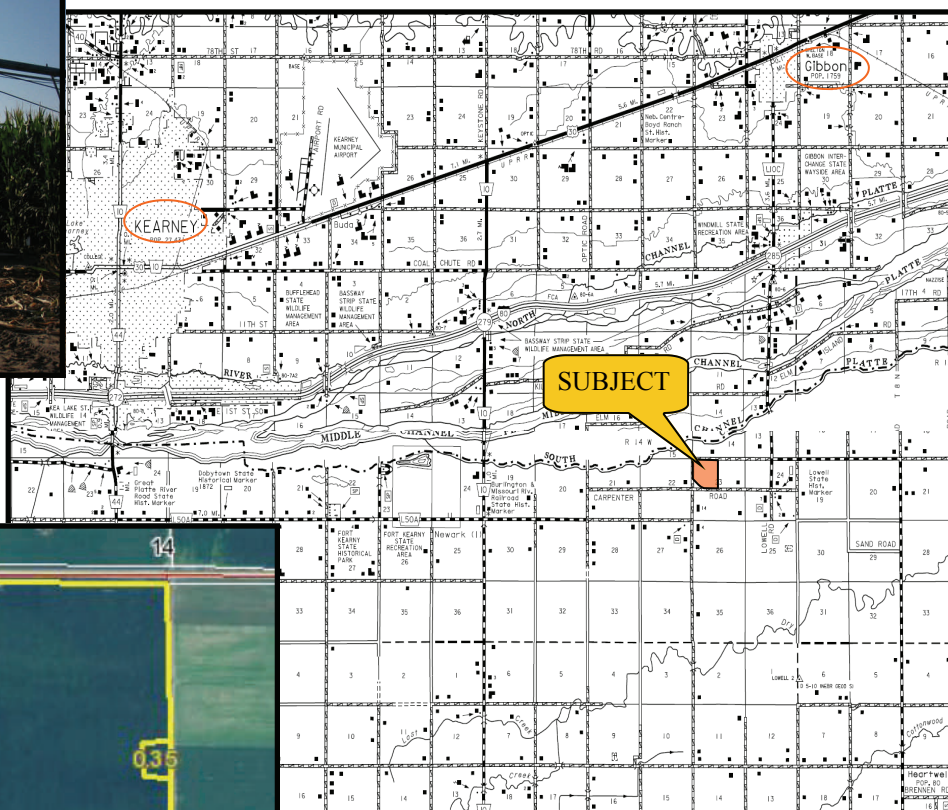
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided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

List Price: \$767,500 **Cash**

Comments: This is a very productive pivot irrigated farm located in a strong farming community. (Farm sells subject to a 2010 cash farm lease)

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