

# LAND FOR SALE

## ALBERS FARM KEARNEY COUNTY, NEBRASKA

**Location:** 2 miles west of Heartwell, or 4 miles north and 5 1/2 miles east of Minden, Nebraska. Located on the corner of Q Road, and 38 Road.

**Legal Description:** NE1/4 Section 24-T7N-R14W of the 6th P.M., Kearney County, Nebraska

**Property Description:** Kearney County Assessor indicates a total of 160.61 acres. Farm consists of a good quality pivot irrigated quarter.



**FSA Information:** Total Cropland - 156.0 acres  
Government Base Acres: Corn 156.0 acres at 122 bu/acre  
(yield is for both direct and counter cyclical payments. All cropland is considered non-highly erodible by the NRCS. Farm contains 5.0 acres of farmable 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 # | G065031    | Column                                            | 8"                          |
| Completion          | 11/19/1980 | Pump                                              | Aurora Verti-line, 4 stage  |
| Gallonge            | 900 GPM    | Gearhead                                          | Randolph, 100 hp            |
| Well Depth          | 230'       | Power Unit                                        | Isuzu, Model A-4BG1, diesel |
| Static water        | 62'        | Pivot - 7 tower Zimmatic, (purchased new in 1990) |                             |
| Pumping Level       | 82'        | 1,000 gallon fuel tank                            |                             |

**NRD Information:** The farm is located in the Tri-Basin Natural Resource District (NRD) and contains 135.85 certified irrigated acres.

**Soils:** Soils consist of Class I, II, and III Kenesaw and Coly silt loams, with slopes of 0-6%.

**RE Taxes:** 2009 Real Estate Tax - \$3,295.66

**List Price:** \$810,000      Cash



*Offered Exclusively By:*

**AGRI AFFILIATES, INC.**

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

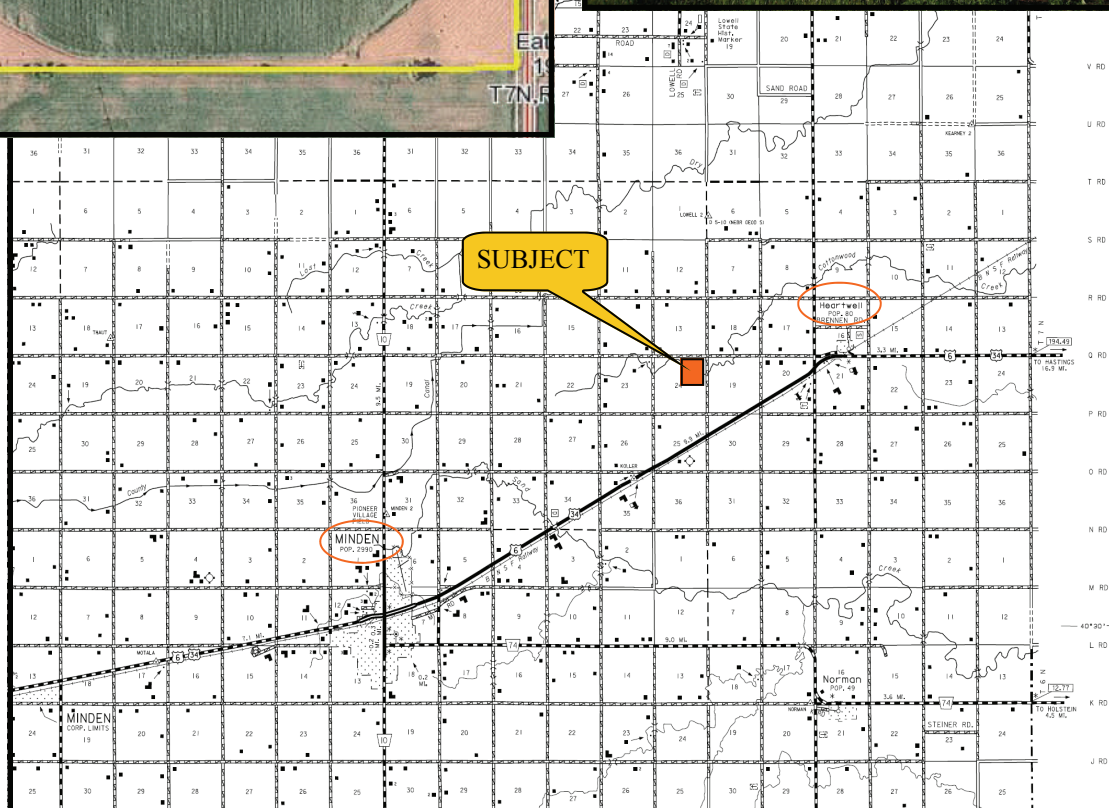
*Management · Sales · Auctions · Appraisals*

**KEARNEY OFFICE**  
P.O. Box 1390  
2418 East Hwy 30  
Kearney NE 68848-1390  
**www.agriaffiliates.com**  
**(308) 234-4969**  
Fax (308) 236-9776

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.

**Comments:** This is an opportunity to own a good quality pivot irrigated farm located in a strong farming community. (Farm sells subject to a 2010 cash farm lease)

**Contact:** Bart Woodward, Listing Broker (308) 233-4605      bart@agriaffiliates.com  
Bryan Danburg, Salesperson (308) 380-3488  
David J. Frost, Assoc. Broker (308) 380-8321  
Kent Richter, Salesperson (308) 627-6465



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