

LAND FOR SALE

Cheyenne County Pivot

Location:

2 miles north of Gurley, Nebraska on HWY 385 and then 11 miles west on Cty. Rd. 50 to Cty. Rd. 91 intersection.

Legal Description:

NE1/4 Section 20-T16N-R51W of the 6th P.M., Cheyenne County, Nebraska (excluding a 21.96 Acre Surveyed Tract)

Acres:

Approximately 142 Tax Assessed Acres

Taxes:

2009 taxes payable in 2010—
Approximately \$1,490.00
(was combined with other land in 2009)

Land Use:

124.74 Acres Pivot Irrigated, 18.4 Acres Dryland Corners. Pivot is presently in wheat. Corners are in stubble.

FSA Info:

Farm #3803, Tract #3223. Wheat base - 89.7 Ac. at 37 Bu. Yield, Barley base - 3.2 Ac. at 37 Bu. Yield, Sunflower base - 6.1 Ac. at 653 lbs.

Water:

NE Well Reg. # G-1105873, 130 Certified Irrigated Acres, Drilled in 2000. Set up to pump 750 GPM from 324 ft. Well is registered in South Platte NRD and currently has 67.19" remaining through 2012.

Soils:

55.3% Class I Duroc, Keith & Kuma loams 0-1% Slope; 44.7% Class II Keith and Santana loams 1-3% Slope.

Improvements & Equipment:

2004 9-tower Valley Electric Pivot with Lo-Pressure Drops, 1-100 HP Newman Electric Motor, 1-WLR Irrigation Pump.

Price:

\$330,000.00

Comments:

This is an excellent piece of farm ground with quality soils and newer equipment that should have many years of trouble-free operation.

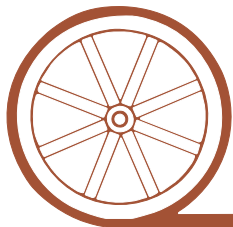
Contact:

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



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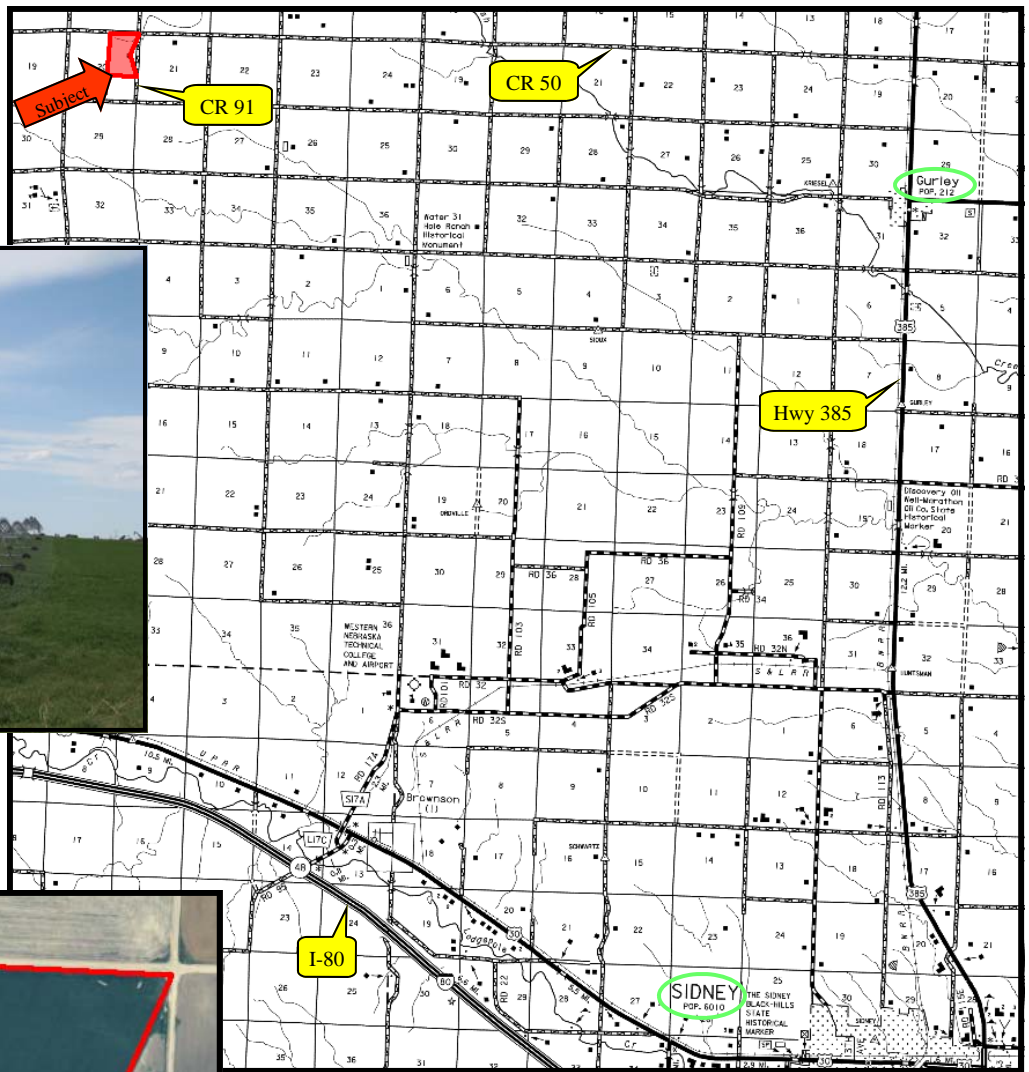
I-80 & US Hwy 83

North Platte, NE 69103

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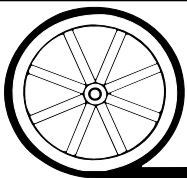
(308) 534-9240

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.



Looking
west on
Cty. Rd. 50
←

Looking
south on
Cty. Rd. 91
→



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