

LAND FOR SALE

Big Spring Pivots

Location: 2 miles west and 1 mile north of the Big Springs Junction on US Hwy 30.

Legal Description: S1/2, except an improvement site, Section 10-T13N -R42W of the 6th P.M., Deuel County.

Acres: 313.6 Taxed Acres

Taxes: 2009 Real Estate Taxes payable in 2010—\$2,952.40 or \$9.43/acre



Land Use: 214.6 acres pivot irrigated cropland with 91 acres non-irrigated corners. West Pivot - 2005 Zimmatic with 101.6 irrigated acres; East Pivot - Pierce with Zimmatic Guidance on 113 irrigated acres. NE Well Reg. #s G-041201 and G-043551. West well drilled in 1973 to 332 ft., pumping 471 gpm from 305 ft; 50 hp electric motor with 6" pump. East well drilled in 2005 to 330 ft., pumping 350 gpm from 310 ft.; 75 hp electric motor with 6" pump.

FSA Info: Farm # 2044, Tracts 1226 & 1587. Approximate bases are Wheat 60.5 ac. at 37 bu.; Corn 145.6 ac at 121 bu.; Grain Sorghum 7.3 ac. at 38 bu.; Sunflowers 42.9 ac. at 568 lbs; Barley 8.9 ac. at 41 bu.

NRD Info: South Platte NRPD allocation is 80 inches for 2009-2012. West well has 76.05 inches left; east well has 76.5 inches left with 3 years remaining in the allocation.

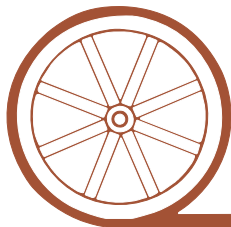
Soils: Soils are Satanta - Johnstown - Altvan & Richfield loams Class I & II and Sulco - McConaughy complex Class III irrigated. Excellent soils under pivot irrigation.

Price: \$575,000 Cash

Comments: Good pivot irrigated cropland with good equipment and excellent soils. Access just 1 mile off of US Hwy 30.

Contact: **Loren Johnson - Listing Agent, 308-539-4452**
Mike Polk, Bruce Dodson, Duane McClain, Jerry Weaver, Jerry Sloan, Roger Leuhrs

Offered Exclusively By:



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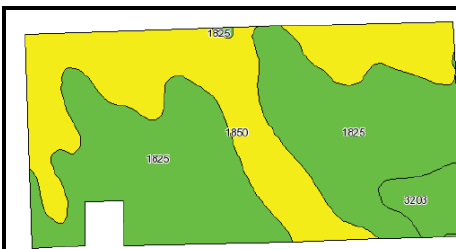
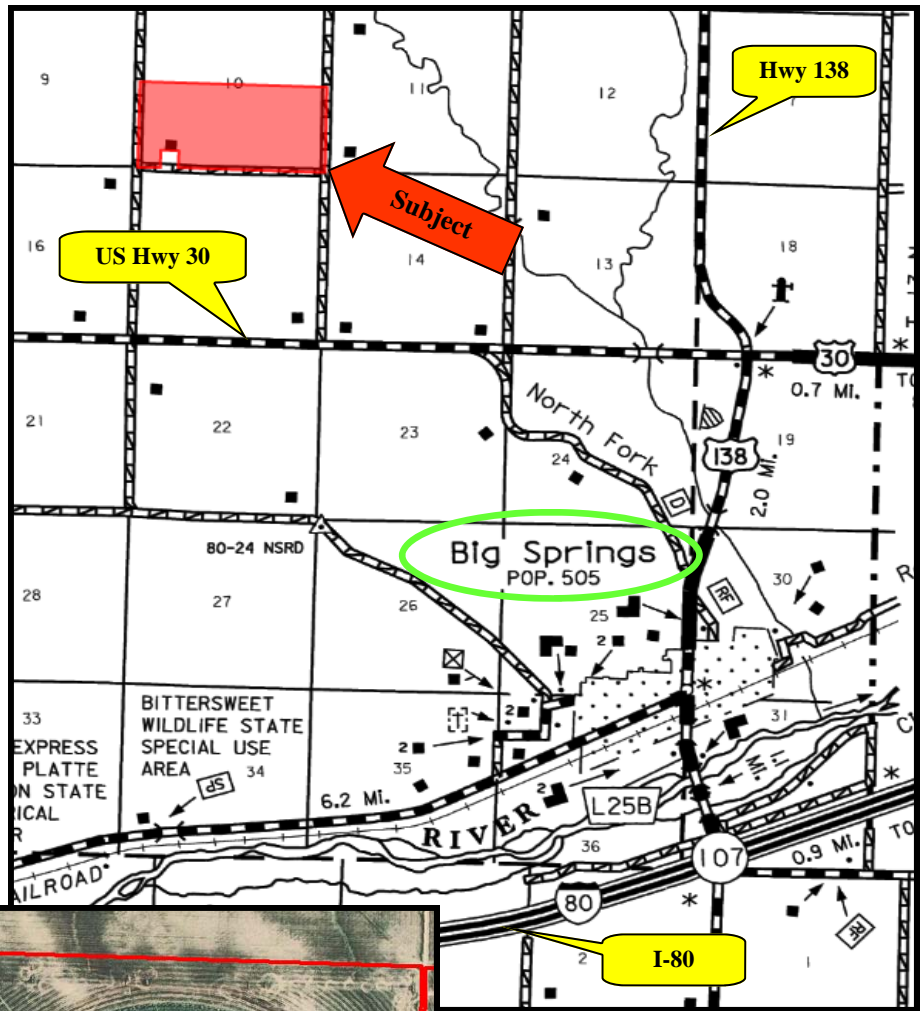
I-80 & US Hwy 83

North Platte, NE 69103

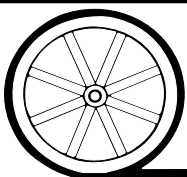
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Corn	Winter wheat
1825	Satanta-Johnstown-Altvan loams, 1 to 3 percent slopes	178.4	57.1%		Ile	Ils	58		5.6	145		40
1850	Sulco-McConaughy complex, 3 to 6 percent slopes, eroded	120	38.4%		IVe	IIIe	48		4.8	125		30
3203	Johnstown-Satanta-Richfield loams, 0 to 2 percent slopes	14.2	4.5%		Ilc	I	61	2.5	6.3	145	45	40
Weighted Average							54.3	0.1	5.3	137.3	2	36.2



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