

LAND FOR SALE

Northeast Brule Pivot

Location:

One mile northeast of Brule, Nebraska on County Road 80.

Legal Description:

A surveyed tract in T13N-R40W of the 6th P.M., Keith County, Nebraska.



Acres:

108.14 surveyed acres

Taxes:

Approximately \$4,950 for 2016

Land Use:

95 acres pivot irrigated and 7 acres dryland.

FSA Info:

Enrolled in PLC Program - 1.4 Ac Wheat Base at 51 Bu Yield & 79 Ac Corn Base at 162 Bu Yield.

Water:

Well drilled in 1971, set up for flood irrigation. Pumped 2,500 GPM at drilling. Changed to pivot irrigation in 2002, pumping 500 GPM from 65', total well depth 167'. Twin Platte NRD - 106.223 Certified Irrigated Acres.

Soils:

Pivot ground is 68% Class I & II Bridget & Bayard loams, 12% Class IV Bankard & Sulco loam and 20% Class VI Sulco-McConaughy loams.

Improvements & Equipment:

2002 - 6 tower Zimmatic pivot, WLR pump & 40 HP electric motor in 2005.

Price:

\$525,000

Comments:

Pivot is currently planted to wheat. Immediate possession at Closing, subject to lease for 2017 crop year.

Contact:

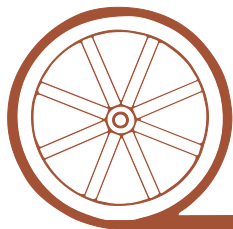
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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
Listing Agent

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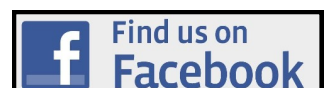
North Platte, NE 69103

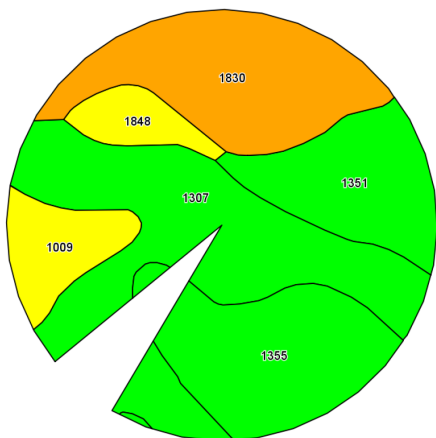
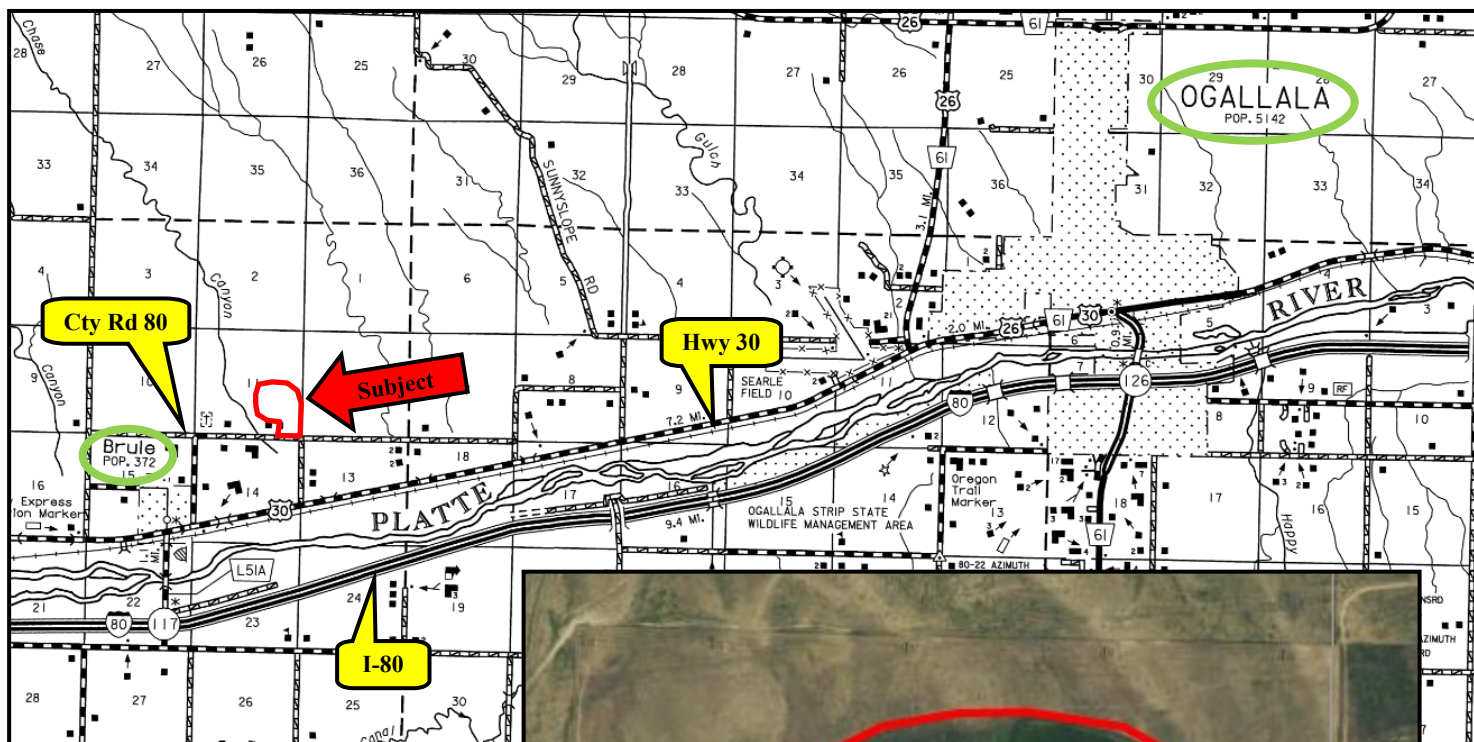
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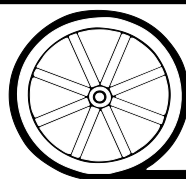
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	30.97	33.0%		Ile	Ile
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	20.06	21.4%		Vle	
1355	Bridget silt loam, 0 to 1 percent slopes	18.20	19.4%		Ilc	I
1351	Bridget loam, 1 to 3 percent slopes	13.54	14.4%		Ile	Ile
1009	Bankard loamy sand, rarely flooded	6.80	7.2%		IVe	IVe
1848	Sulco loam, 6 to 9 percent slopes	4.25	4.5%		IVe	IVe



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