

LAND FOR SALE

PHELPS COUNTY PIVOT



- LOCATION:** 10 miles north and 2 miles east of Loomis or 8 miles southeast of the Overton I-80 interchange.
(Farm located on the corner of Road 745 and I Road)
- LEGAL DESCRIPTION:** NW1/4 Section 34-T8N-R19W of the 6th P.M., Phelps County, Nebraska.
- PROPERTY DESCRIPTION:** Phelps County Assessor indicates a total of 162.10 acres. Farm consists of a good quality pivot irrigated quarter with dry crop and off-season pasture corners along with grain storage.
- BUILDING IMPROVEMENS:** 10,000 capacity Monarch bin with full drying floor and unloading auger.
- FARM SERVICE AGENCY INFORMATION:** Records from the Phelps County Farm Service Agency indicate the following.
Total Cropland 153.21 acres
Government Base Acres: Corn 139.80 with PLC Yield of 180 bu/ac
Soybeans 2.80 with PLC Yield of 59 bu/ac
- IRRIGATION INFORMATION:** Water for irrigation is provided by a well located south of the pivot point with water delivered via underground pipe.
Well Registration # G-084576
Completion Date 1/23/06 @750GPM
Well Depth 280'
Static Water Level 40'
Pumping Level 53'
Column 8"
Pump - Peerless
Power Unit - General Electric 40hp, electric motor
Pivot - Valley model 8000, 7 tower. Equipped with drop nozzles. Purchased 11/2005.
(Farm also contains a second well registered as G-032913, which is currently not being utilized.)

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

Management • Sales • Auctions • Appraisals

KEARNEY OFFICE

P.O. Box 1390

2418 Highway 30 E

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 the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



NATURAL RESOURCE

DISTRICT INFORMATION: Farm is located in the Tri-Basin Natural Resource District and contains a total of 145.24 certified irrigated acres.

SOILS: Soils consist primarily of Class I and II Holdrege and Hord silt loams, with slopes of 0-3% along with a minor amount of Class III and VI Holdrege and Coly silt loams.

**REAL ESTATE
TAXES:**

2016 Real Estate Tax - \$8,357.78

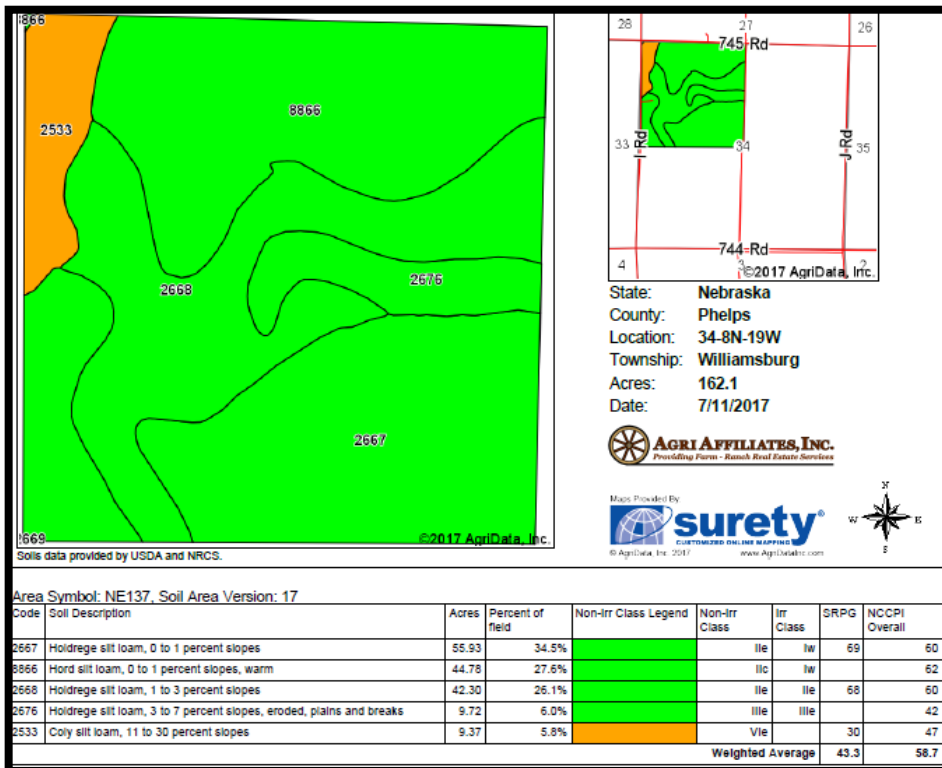
LIST PRICE: \$1,325,000 CASH

COMMENTS: This is a highly productive farm located in a strong farming community. Farm is currently under a crop share lease with full possession available for the 2018 farming season.

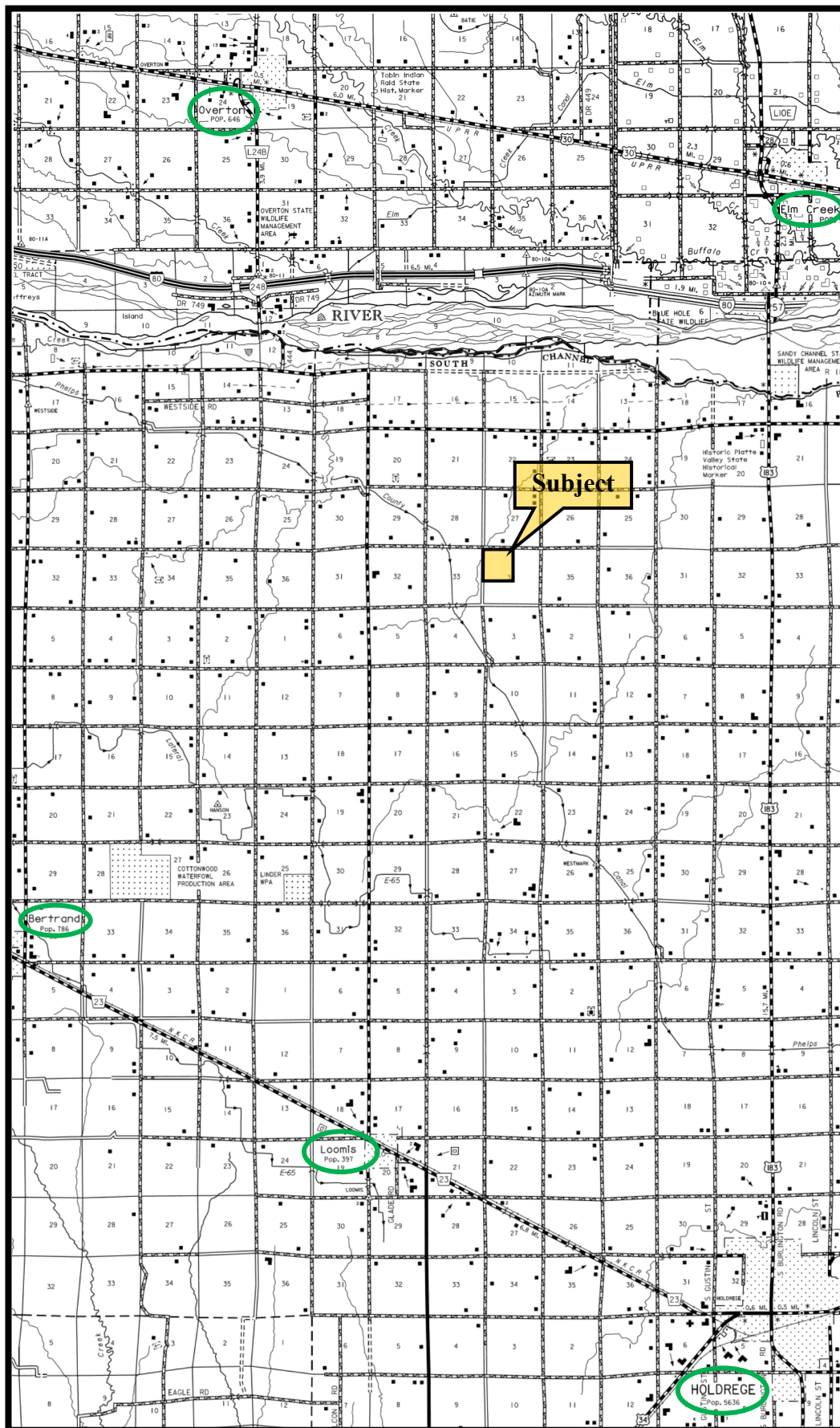
CONTACT:

Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com
Bryan Danburg, Sales Person (308) 830-3488 bryan@agriaffiliates.com
Kent Richter, Sales Person (308) 627-6465 kent@agriaffiliates.com





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





AGRI AFFILIATES, INC.

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

www.agriaffiliates.com

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