

LAND FOR SALE

Moorefield Pivot Farm



- Location:** From Moorefield, Nebraska, the property is 1 mile south, then 1 mile east, then 2 miles south.
- Legal Description:** Pt. NW1/4, Pt. W1/2NE1/4 Section 27-T8N-R27W of the 6th P.M., Frontier County, Nebraska.
- Acres:** 210.57 acres surveyed.
- Taxes:** Estimated 2016 taxes payable in 2017 - \$8,360
- Land Use:** 178 pivot irrigated acres, with 22 acres of non-irrigated cropland.
- FSA Info:** 201.77 acres cropland: Corn Base - 196.2 acres at 168 Bu PLC Yield; Soybean Base - 3.2 acres at 43Bu PLC Yield. Enrolled in ARC-County.
- Water:** 190 Certified Irrigated Acres in Middle Republican NRD. Well Reg #G-033094.
- Soils:** 98.9% Class II soils.
- Improvements & Equipment:** 1 - 8 tower Valley pivot; 1 - 5 tower Zimmatic pivot; and 1 – irrigation well with a John Deere 6068T diesel power unit.
- Price:** \$1,050,000
- Comments:** Very productive pivot irrigated farm with excellent soils.
- Contact:** **Bruce Dodson; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, John Childears, Tony Eggleston,
Brian Reynolds, Chase Dodson, Don Walker



Bruce Dodson, AFM
Listing Agent

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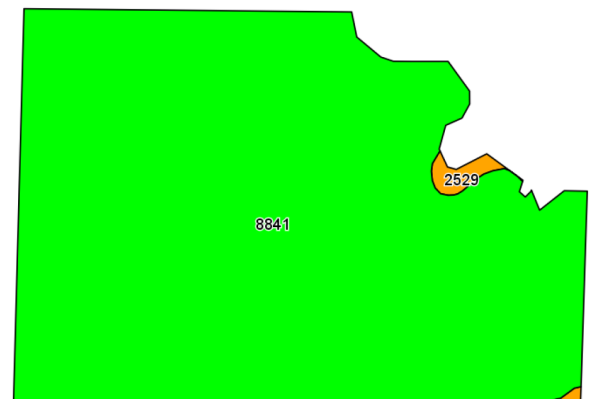
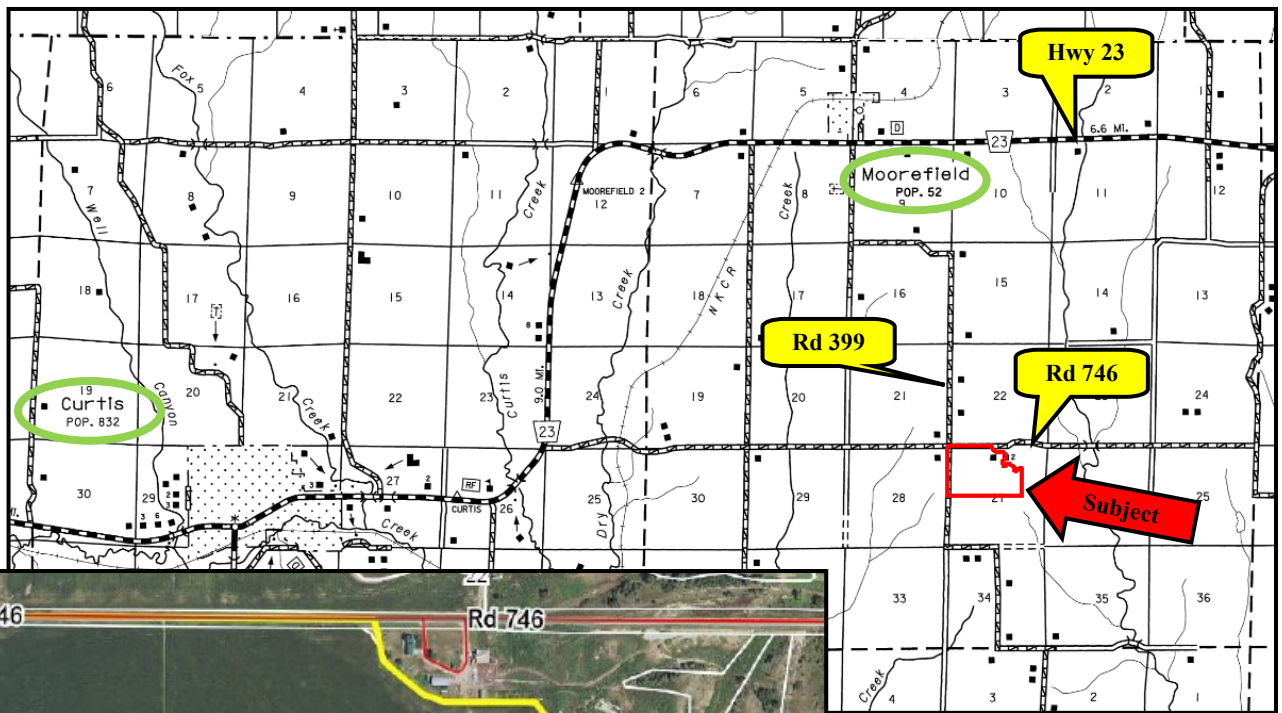
Offered Exclusively By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Irr Class %
8841	Hail silt loam, 1 to 3 percent slopes	205.36	98.9%		Ile	Ile
2529	Coly and Uly silt loams, 11 to 30 percent slopes	2.23	1.1%		Vle	



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