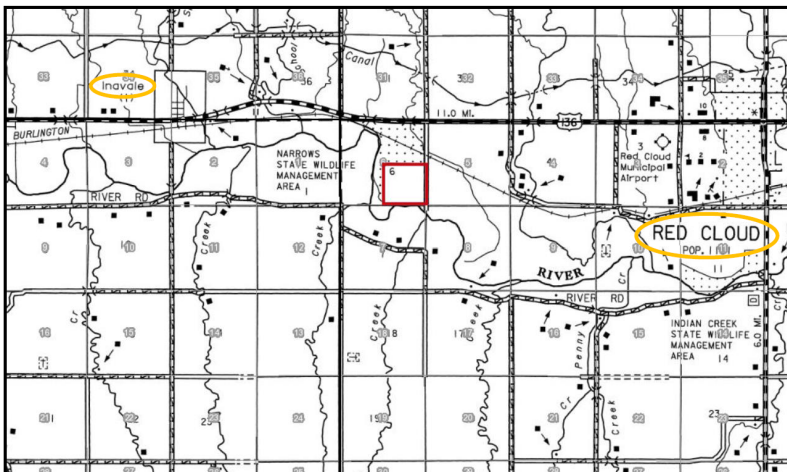


LAND FOR SALE

Republican River Recreation & Revenue



- LOCATION:** Four miles west of Red Cloud, Nebraska on Highway 136, then south ½ mile on Road 800 to the northeast corner of the farm.
- LEGAL DESCRIPTION:** The Southeast Quarter (SE 1/4) of Section Six (6), Township One (1) North, Range Eleven (11) West of the 6th P.M., Webster County, Nebraska [159.84 tax-assessed acres].
- COMMENTS:** This parcel offers the perfect spot on the Republican River, combined with outstanding CRP revenue.
- LIST PRICE:** **\$700,000.00**
- CONTACT:** Adam D. Pavelka, Listing Agent
(402) 984-7744
adam@agriaffiliates.com



Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519
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(402) 519-2777



IRRIGATION
INFORMATION:

Well Registration: G-030272 Completion Date: 8/26/1968
Well Depth: 38 feet Static Water Level: 10 feet
Pumping Level: 30 feet Column: 9 inches
Gallons/Minute: 1,100 gpm
* Irrigation well has been temporarily retired, pursuant to a CREP contract.

PROPERTY
DESCRIPTION:

Located just south of the Narrows Wildlife Management area and on the Republican River, this farm offers exceptional deer, turkey, and upland game habitat, along with countless recreational opportunities. Also, a gross return of nearly 5% makes this farm an attractive investment property!

SOILS:

Primarily Munjor fine sandy loam, Inavale fine sandy loam, and McCook silt loam, with slopes ranging from 0-3%.

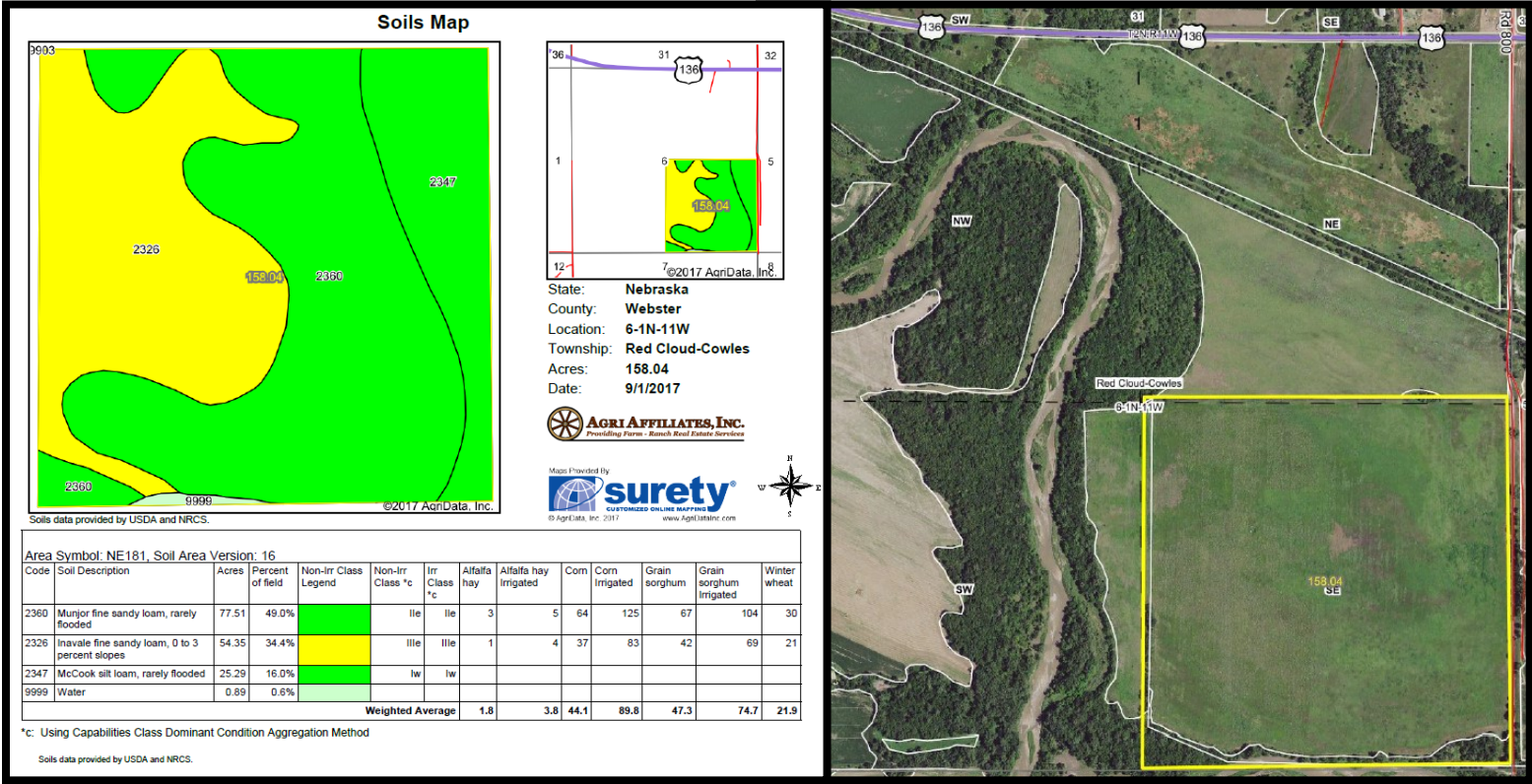
REVENUE &
REAL ESTATE
TAXES:

Annual CRP Revenue: \$34,096.00 annually through 9/30/2027
Open Fields & Waters Contract: \$588.80 annually through 6/14/2018
2016 Real Estate Tax \$9,841.30

FARM SERVICE AGENCY
INFORMATION:

Total Farmland: 152.44 acres Total Cropland: 147.15 acres
Government Base Acres: Wheat—19.5 PLC Yield: Wheat—47
Corn—116.6 Corn—117
Soybeans—7.4 Soybeans—29

* Base acres have been temporarily reduced during CRP contract.





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