

LAND FOR SALE

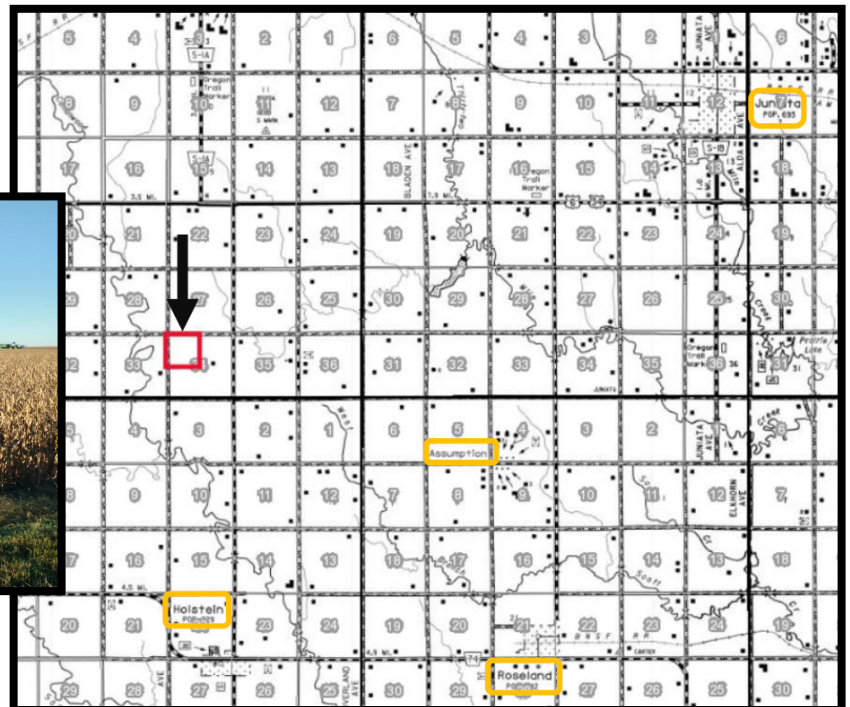


Holstein Pivot Quarter

- LOCATION:** Five miles north of Holstein, then ½ mile west on Prairie Lake Road, in southwestern Adams County, Nebraska.
- LEGAL DESCRIPTION:** The Northwest Quarter (NW ¼) of Section Thirty-Four (34), Township Seven (7) North, Range Twelve (12) West of the 6th P.M., Adams County, Nebraska [160 tax-assessed acres].
- COMMENTS:** This is a high-quality, pivot-irrigated farm with two gravity irrigated pivot corners and great access to markets. Only ½ mile off of a hard-surfaced road.
- NATURAL RESOURCE DISTRICT:** This farm is located in the Little Blue Natural Resource District, and is not subject to any pumping restrictions.

LIST PRICE: \$1,200,000.00

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Offered Exclusively By:



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

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IRRIGATION INFORMATION:

Well Registration: G-015769
 Well Depth: 160 feet
 Pumping Level: 110 feet
 Gallons/Minute: 1,000 gpm
 Electric Motor: General Electric
 *Pivot and control panel are owned by tenant.

Completion Date: 12/1/1956
 Static Water Level: 90 feet
 Column: 8 inches
 Pump: Flowserve

PROPERTY DESCRIPTION:

A very productive, irrigated farm with electric well located in a robust farming community.

SOILS:

Primarily Kenesaw silt loam soils, with slopes ranging from 0-3%.

REAL ESTATE TAXES:

2016 Real Estate Tax - \$9,380.28

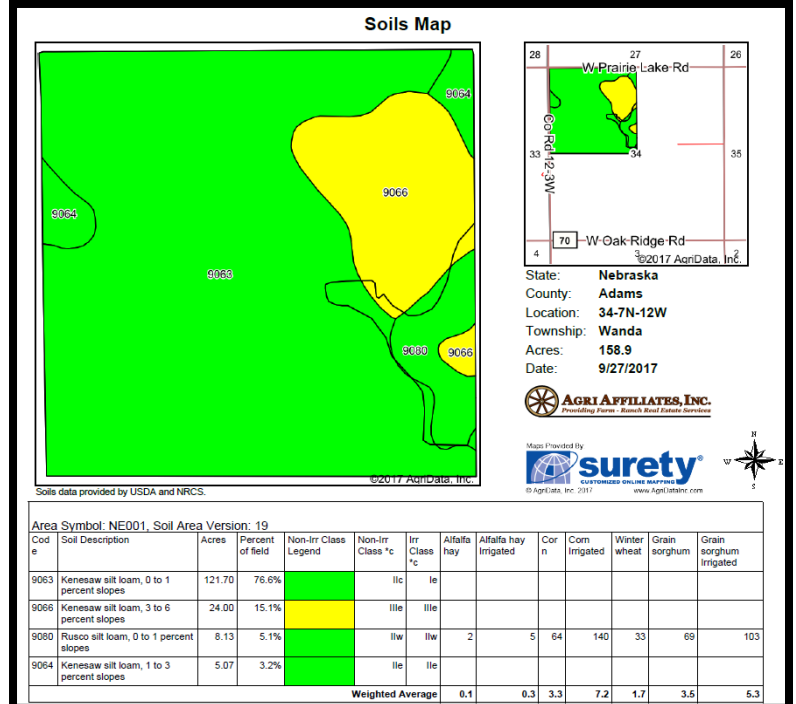
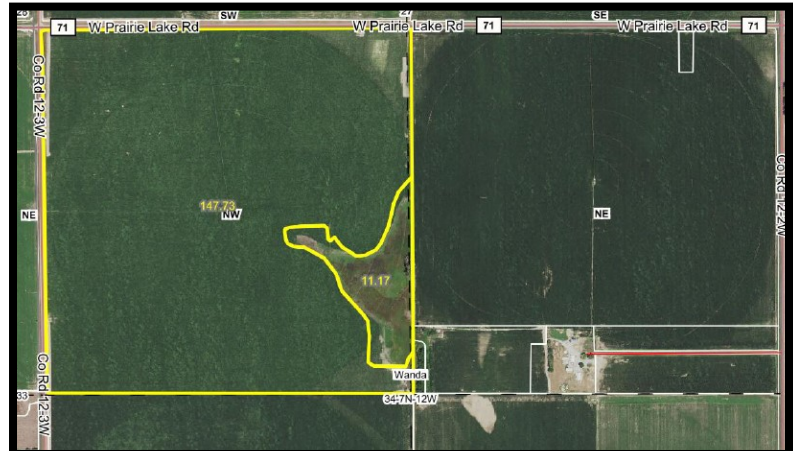
LEASE:

This farm is subject to a cash rent lease expiring February 28, 2018.

FARM SERVICE AGENCY INFORMATION:

Total Farmland: 158.9 acres
 Government Base Acres: Corn—138.47
Soybeans—7.73

Total Cropland: 158.9 acres
 PLC Yields: Corn—163
Soybeans—53



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