

LAND FOR SALE



Farnam Quarters

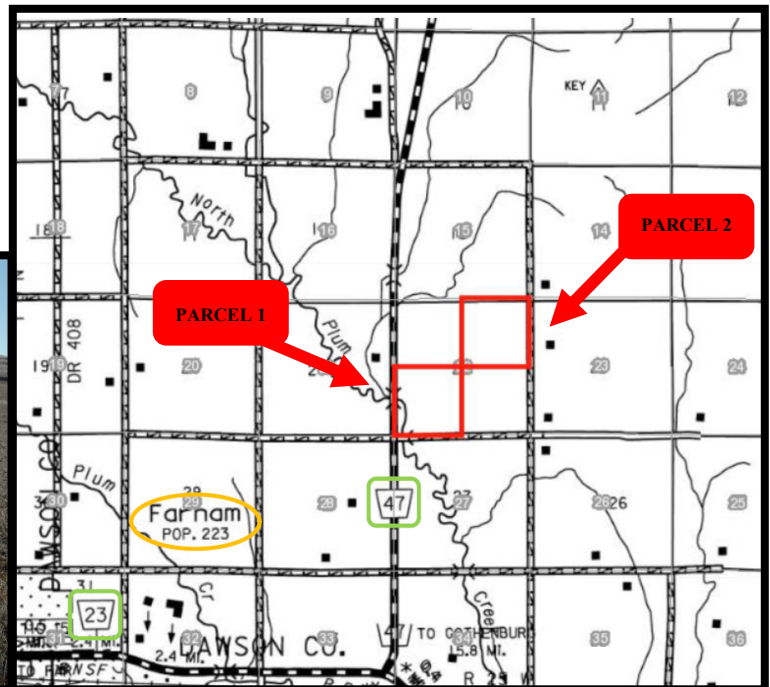
LOCATION: From the intersections of Highways 47 and 23 east of Farnam, Nebraska, travel 2 miles north (southwestern Dawson County).

LEGAL DESCRIPTION:
Parcel 1: The Southwest Quarter (SW 1/4) of Section Twenty-Two (22), Township Nine (9) North, Range Twenty-Five (25) West of the 6th P.M., Dawson County, Nebraska. [155.33 tax-assessed acres].
Parcel 2: The Northeast Quarter (NE 1/4) of Section Twenty-Two (22), Township Nine (9) North, Range Twenty-Five (25) West of the 6th P.M., Dawson County, Nebraska. [158.96 tax-assessed acres].

COMMENTS: Two well-managed, non-irrigated quarter sections with great access. These farms also have potential for wind energy development, as both parcels have existing contracts with Geronimo Energy.

LIST PRICE:
Parcel 1: \$373,000.00
Parcel 2: \$278,000.00

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Offered Exclusively By:



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

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**STOCK WELL
INFORMATION:**

Well Registration: G-082671
Well Depth: 358 feet
Pumping Level: 247 feet

Completion Date: 8/31/1994
Static Water Level: 240 feet
Gallons/Minute: 15 gpm

**PROPERTY
DESCRIPTION:**

Current owner spread 17 tons of manure on the southwest quarter in 2016, which yielded 130 bushel corn in 2017. This owner would provide attractive leasing options to any investor. The southwest quarter has 147.55 acres in crop production, and the northeast quarter has 45.18 acres with potential for many more.

SOILS: Primarily Coly and Holdrege silt loam soils.

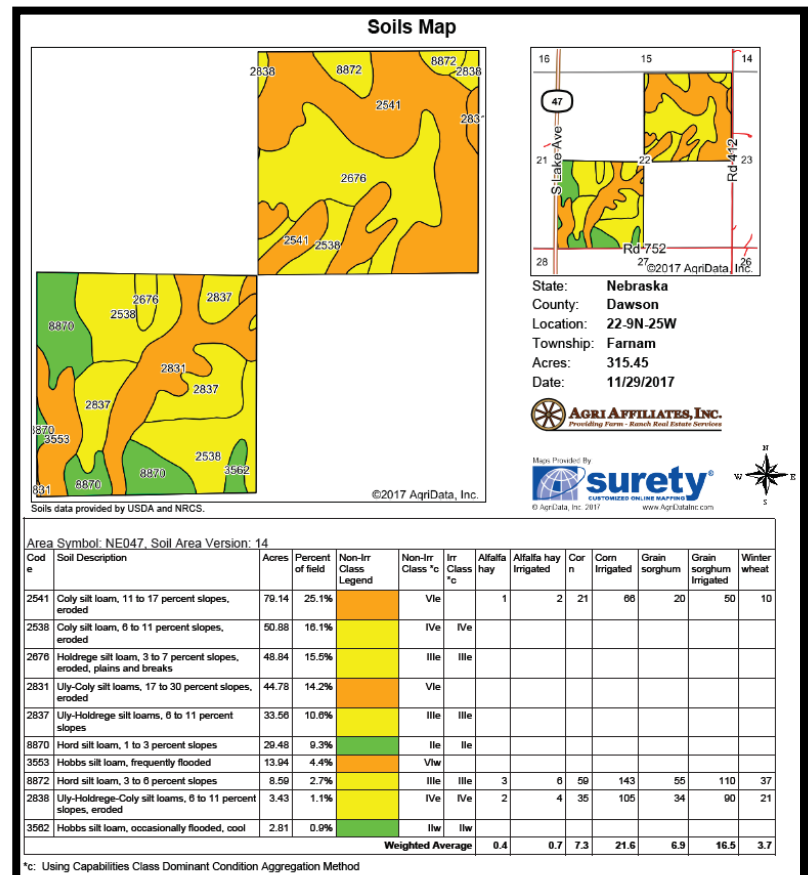
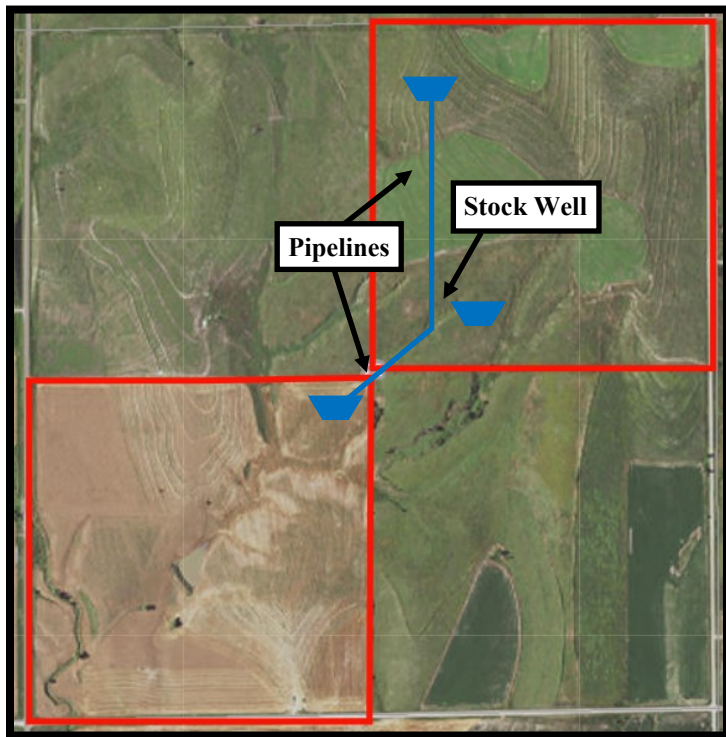
**REAL ESTATE
TAXES:**

Parcel 1: 2017 Real Estate Tax - \$1,313.92
Parcel 2: 2017 Real Estate Tax - \$1,253.68

**FARM SERVICE AGENCY
INFORMATION:**

Total Farmland: 311.5 acres
Government Base Acres: Corn—40.16
Soybeans—20.03
Wheat—60.31

Total Cropland: 254.8 acres
PLC Yields: Corn—113
Soybeans—43
Wheat—38



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