

LAND FOR SALE

Big Springs Pivot



- Location:** From the Big Springs, Nebraska I-80 interchange, the property is located just 1 1/2 miles east on Road West 40.
- Legal Description:** NE1/4 Section 6-T12N-R41W of the 6th P.M., Keith County, Nebraska.
- Acres:** 171.32 tax assessed acres
- Taxes:** 2017 taxes payable in 2018 - \$6,432.54
- FSA Info:** 164.66 DCP Cropland; 133.7 Ac. Corn Base at 150 Bu Yield, 6.64 Ac. Wheat Base at 46 Bu Yield, .07 Ac. Oats Base at 42 Bu Yield, .07 Ac. Grain Sorghum Base at 33 Bu Yield, .11 Ac. Sunflower Base at 548 lb Yield.
- Water:** There are 138.67 Certified Irrigated Acres in the Twin Platte NRD. There are two registered wells (G-039703 & G-045302), both capable of pumping over 2,500 GPM from 38'. West well was redone by Sargent in 2014. East Well was originally for flood irrigation on the south 80 acres which was added in 2012. West well is currently running the pivot and was redone by Sargent in 2014. It was set up to pump 850 GPM at 40 PSI.
- Soils:** 57.8% Class II Bayard fine sandy loam; 40.6% Class III Lexworth loam & Chappell fine sandy loam; 1.5% Class IV Bankard loamy sand.
- Improvements & Equipment:** 7 tower used Zimmatic pivot installed in 2006 with new drives and drops. Has had new tires and wheels installed over last years. 50 HP Electric Motor.
- Price:** \$650,000
- Contact:** Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
Don Walker, John Childears, Bruce Dodson,
Tony Eggleston, Brian Reynolds, Chase Dodson



Mike Polk,
Listing Agent

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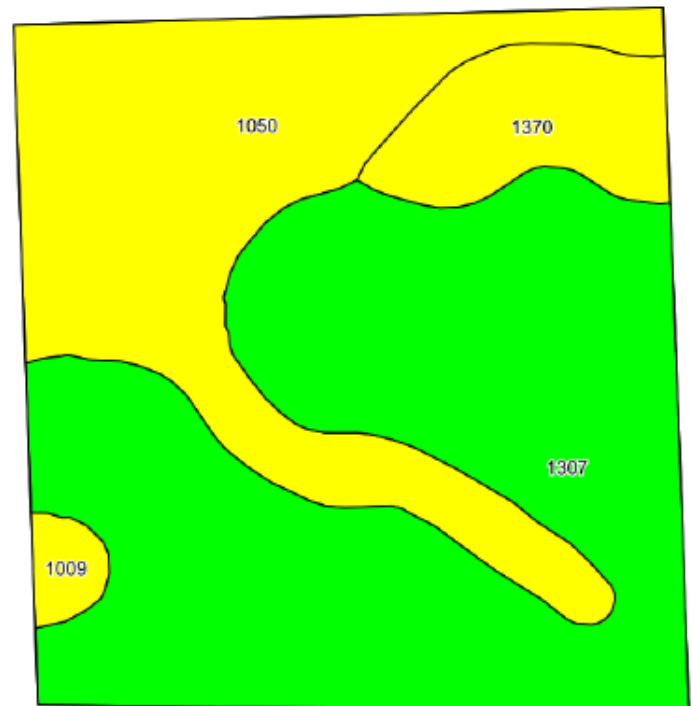
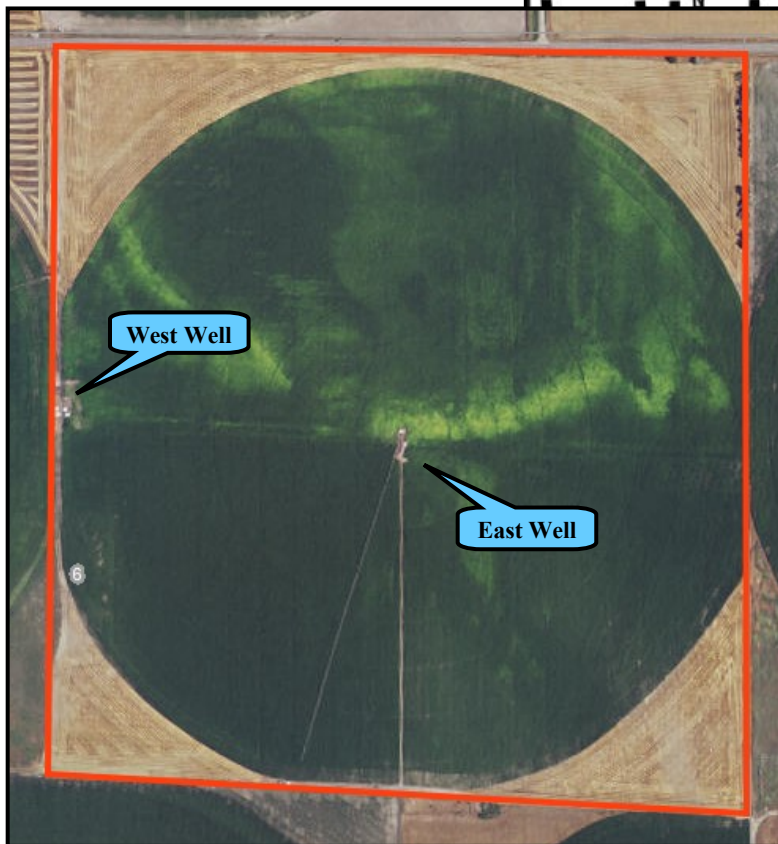
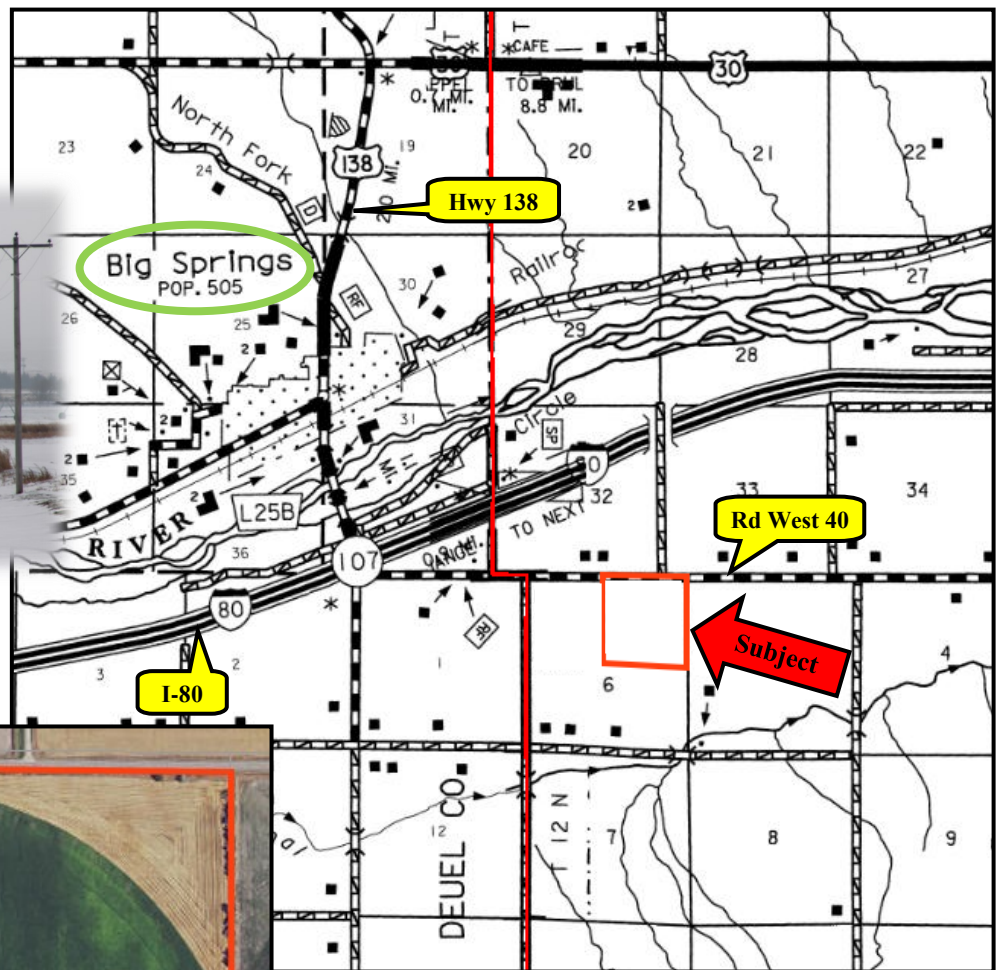
Offered Exclusively By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	96.16	57.8%		Ile	Ile
1050	Lexsworth loam, very rarely flooded	53.88	32.4%		IIIw	IIIw
1370	Chappell fine sandy loam, 0 to 3 percent slopes	13.65	8.2%		IIIe	IIIe
1009	Bankard loamy sand, rarely flooded	2.56	1.5%		IVe	IVe