

LAND FOR SALE

Linton Polled Hereford Ranch Custer County, Nebraska Parcel #2



LOCATION	Located approximately 11 miles north and 1 mile east of Miller, Nebraska or 9 miles south and 3 miles west of Mason City. Access provided by graveled Elk Creek Road which borders the east.
LEGAL DESCRIPTION	NE1/4 Section 22-T13N-R18W of the 6th P.M., Custer County, Nebraska
PROPERTY DESCRIPTION	Custer County Assessor indicates a total of 160.0 tax assessed acres. Property consists of good quality gravity irrigated cropland and dry cropland with hardland range.
FARM SERVICE AGENCY INFORMATION	Total Cropland - 66.8 acres Government Base Acres - Corn 59 acres with PLC yield of 151 bu/acre Soybeans 2.3 acres with PLC yield of 43 bu/acre All cropland is considered non-highly erodible by the NRCS.
IRRIGATION INFORMATION	Nebraska Well Registration #A-006646. Property is located in the Lower Loup Natural Resource District with 67.0 certified irrigated acres. 800 gpm at time of drilling. Four cylinder Isuzu diesel power unit, Western Land Roller pump, 50 hp U S Motors gearhead, 500 gallon fuel tank, 1,800' of 8 inch gated, 840' of 8 inch mainline aluminum irrigation pipe.
LIVESTOCK WATER	Livestock water is provided by a well equipped with an electric submersible servicing one tank.
FENCING	Border fencing consists of four strand barb wire on wood posts.
SOILS	Cropland soils consist primarily of Class I, II, and III Hord silt loams, with slopes of 0-6%. Soils of the range consist of Uly, Coly, and Hord silt loams, with slopes ranging from 0-30%.
TAXES	2017 Real Estate Tax : \$6,355.08
LIST PRICE	PRICE REDUCED TO \$510,000
TERMS	Seller is offering owner financing.
COMMENTS	Excellent opportunity to purchase a well cared for combination farm.

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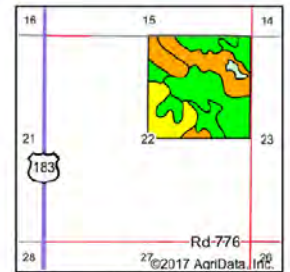
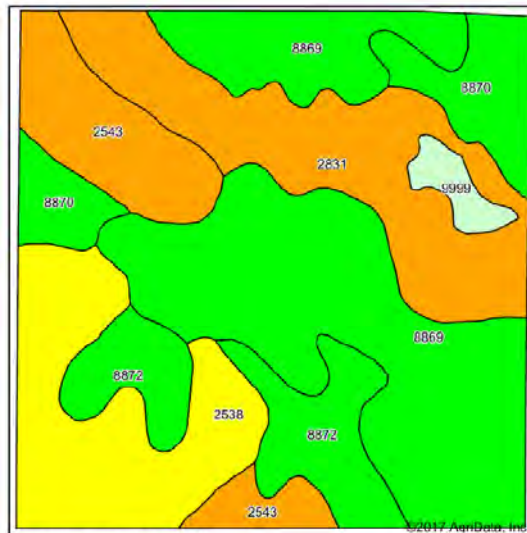
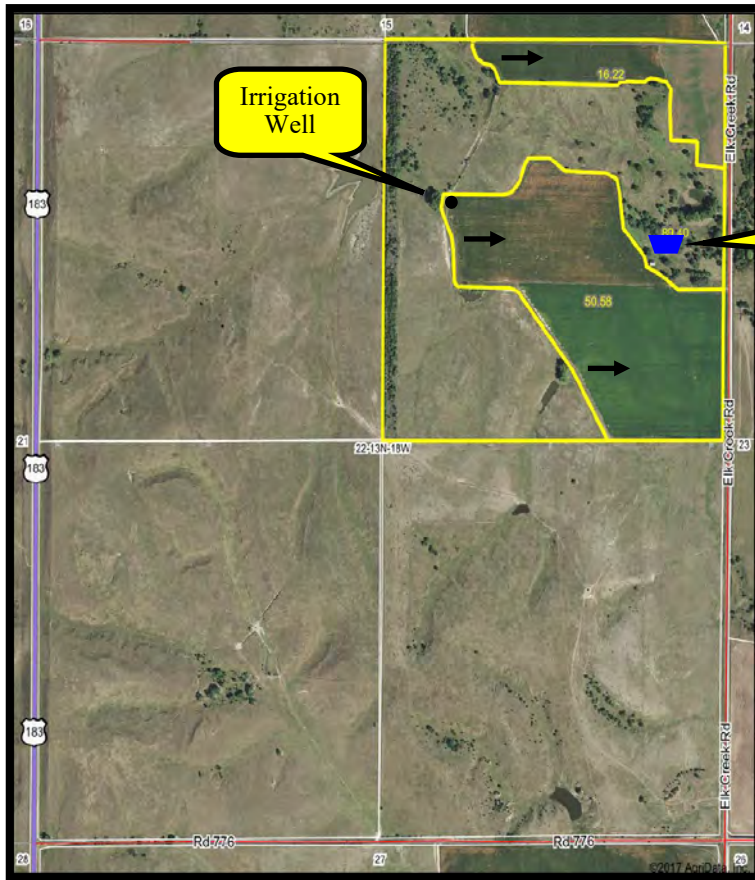
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Linton Polled Hereford Ranch Custer County, Nebraska Parcel #2



State: Nebraska
County: Custer
Location: 22-13N-18W
Township: Elk Creek
Acres: 156.2
Date: 9/14/2017

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Map provided by
surety
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Area Symbol: NE041, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %e	Irr Class %e	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat
8869	Hord silt loam, 0 to 1 percent slopes	54.56	34.9%		ilk	fw	73							
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	26.57	16.9%		vle		23							
2538	Coly silt loam, 6 to 11 percent slopes, eroded	24.63	15.8%		ive	ive	48							
8872	Hord silt loam, 3 to 6 percent slopes	16.81	10.8%		lle	lle	69	3	6	59	120	50	110	36
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	16.22	10.4%		vle									
8870	Hord silt loam, 1 to 3 percent slopes	12.67	8.1%		lle	lle	72							
9999	Water	2.74	1.8%											
Weighted Average								50.5	0.3	0.6	6.3	14	5.4	11.8



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