

LAND FOR SALE

Raun Trust Farm Kearney County

PRICE
REDUCED

Location:

Located in southeast Kearney County, approximately 9 miles south and 8 miles east of Minden, NE. (located on the corner of paved 40 Road and graveled B Road)

**Legal
Description:**

NW1/4 Section 33-T5N-R13W of the 6th P.M., Kearney County, Nebraska

**Property
Description:**

Kearney County Assessor indicates a total of 161.87 acres. Farm consists of pivot and gravity irrigated cropland with dry crop, a tree shelter belt, and building improvements that include cattle feeding facilities.

**Building
Improvements:**

3,840 sq.ft. machine shed with heated shop; 3,072 sq.ft. barn; 5,000 bu storage bin; 396 sq.ft. storage building; Truck scale; Feedmill equipped with Henke roller mill; 110 ft. grain leg; and 61,000 bushels grain storage; 5,400 sq.ft. concrete silo; Cattle shipping/receiving and working facility, and five cattle pens with a total of 690 feet of concrete fence line bunk. Domestic and livestock water is provided by a well equipped with an electric submersible pump.
(NOTE: Slant wall machine shed does not sell with property)

**Farm Service
Agency Info:**

Approximately 131.5 acres cropland, which has approximately a 99% corn base with a PLC yield of 183 bu/acre.

Contact:

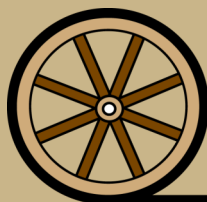
Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

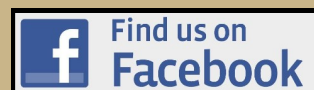
Offered Exclusively By:



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Irrigation Information:

Well Registration A005283 Completion Date 4/23/1953
GPM 3,000 Pump Layne Bowler
Gearhead Randolph 80 hp
3,900 feet of 8 inch gated aluminum irrigation pipe
(well is powered by a tenant owned natural gas engine, and water is distributed by gravity and a reversing tenant owned pivot irrigation system. The pivot and power unit does not sell with property)

Farm is located in the Tri-Basin Natural Resource District and has a total of 129.53 certified irrigated acres.

Soils:

Soils consist of very productive Class I and II Holdrege, Hord, Detroit, and Butler silt loams with slopes of 0-3%.

RE Taxes:

2017 Real Estate Tax - \$9,484.30

List Price:

\$995,000.00 Cash PRICE REDUCED!

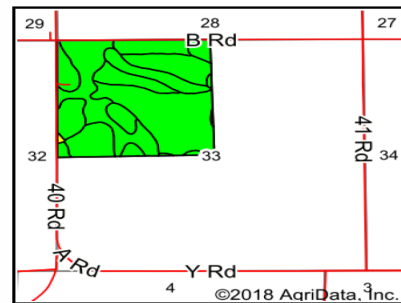
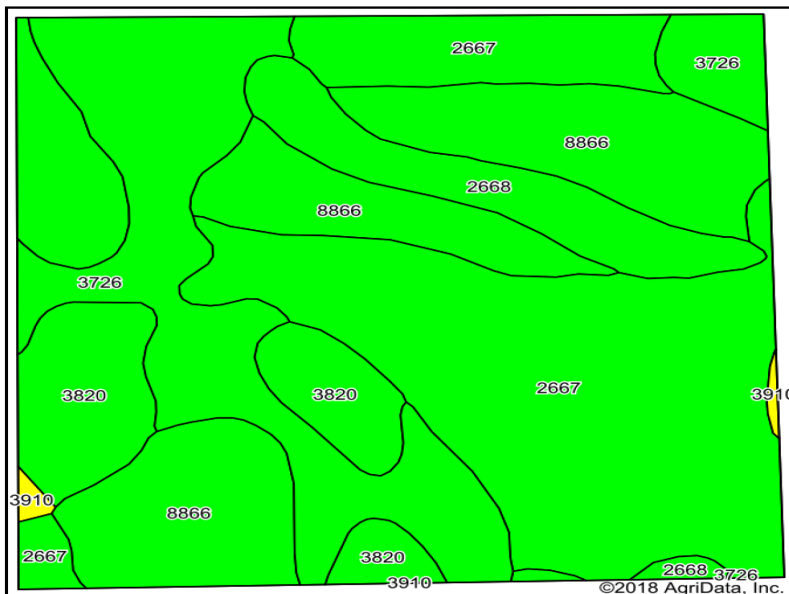
Lease:

Farm sells subject to a 2018 farm lease which terminates February 28, 2019.

Comments:

This is a well maintained, productive farm located in a strong farming community.





State: **Nebraska**
 County: **Kearney**
 Location: **33-5N-13W**
 Township: **Grant**
 Acres: **161.87**
 Date: **2/28/2018**



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Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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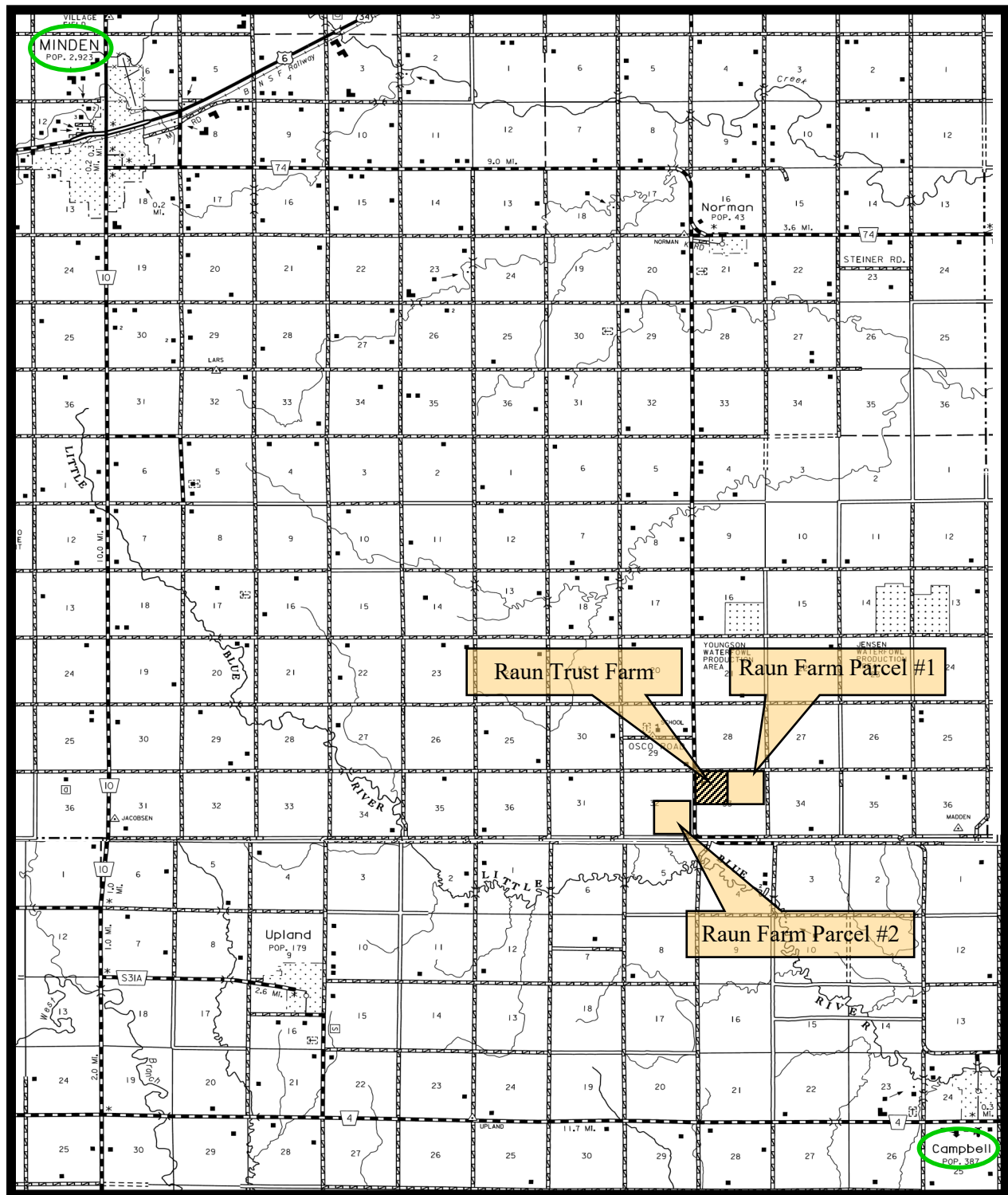
Area Symbol: NE099. Soil Area Version: 19

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Irr Class *c | SRPG |
|-------------------------|---------------------------------------------|-------|------------------|----------------------|------------------|--------------|-------------|
| 2667 | Holdrege silt loam, 0 to 1 percent slopes | 63.48 | 39.2% | | Ile | Iw | 74 |
| 8866 | Hord silt loam, 0 to 1 percent slopes, warm | 35.93 | 22.2% | | Ilc | Iw | |
| 3726 | Detroit silt loam, 0 to 1 percent slopes | 34.33 | 21.2% | | Ilc | Iw | 69 |
| 3820 | Butler silt loam, 0 to 1 percent slopes | 15.66 | 9.7% | | Ilw | Ilw | 66 |
| 2668 | Holdrege silt loam, 1 to 3 percent slopes | 11.77 | 7.3% | | Ile | Ile | 73 |
| 3910 | Scott silt loam, frequently ponded | 0.70 | 0.4% | | IVw | | 19 |
| Weighted Average | | | | | | | 55.4 |



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