

# LAND FOR SALE

## GUSTAFSON FARM KEARNEY, COUNTY

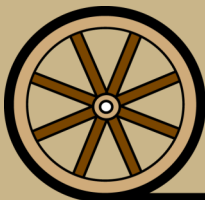


- Location:** One mile east of Axtell, NE on Highway 6/34 (located at the corner Highway 6/34 & 24 Road).
- Legal Description:** North 132' of the east 519' of NE 1/4 SE1/4 & NE1/4 lying south of R.R. ex. south 31' of west 2162' Section 22-T6N-R16W of the 6th P.M., Kearney County, Nebraska.
- Property Description:** Kearney County Assessor indicates a total of 135.46 acres. The farm consists of pivot irrigated cropland with dry crop and grain storage.
- Taxes:** 2018 Real Estate Taxes - \$7,515.24
- FSA Info:** Total Cropland - 129.0 acres  
Government Base Acres: Corn 128.0 acres - yield 183 bu/acre, Soybean 0.9 acres - yield of 56 bu/acre.
- Irrigation Information:** Pivot - Valley 7 tower with drop nozzles      Power Unit - John Deere model 4045 diesel  
Gearhead - Amarillo 60 hp      Western Land Roller pump  
1,000 gallon fuel tank  
123.0 acres of water rights from Central Nebraska Public Power & Irrigation District
- NRD Info:** Tri-Basin Natural Resource District: 133.50 certified irrigated acres.
- Soils:** Soils consist of Class I & II Holdrege, Detroit, and Butler silt loams.
- List Price:** **\$875,000.00**
- Comments:** This is a very productive farm located close to the community of Axtell.
- Contact:** Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com  
Bryan Danburg; Sales Associate 308-380-3488 or bryan@agriaffiliates.com  
Kent Richter, Sales Associate.



**Bart Woodward**  
Listing Agent

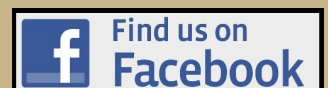
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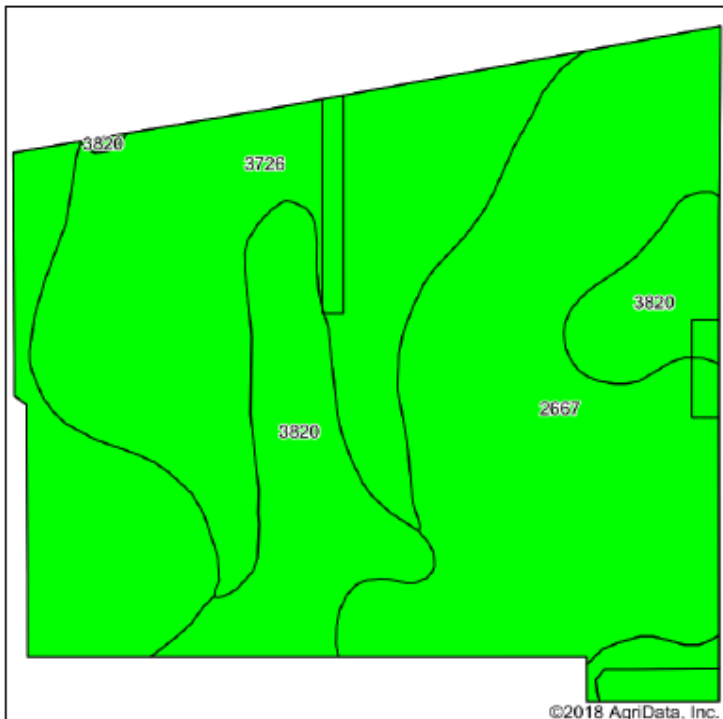


**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





Area Symbol: NE099, Soil Area Version: 20								
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	67.73	51.0%		Ile	Iw	74	78
3726	Detroit silt loam, 0 to 1 percent slopes	42.76	32.2%		Iic	Iw	69	65
3820	Butler silt loam, 0 to 1 percent slopes	22.20	16.7%		Ilw	Ilw	66	61
Weighted Average							71.1	*n 71