

LAND FOR SALE

Scotts Bluff County Farm South Morrill Pivots

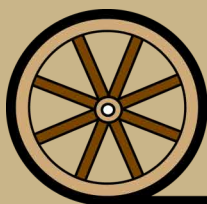


- Location:** Property is located in Scotts Bluff County, south of the Morrill, Nebraska 3-1/2 miles on South Morrill Rd, then west 1 mile on East Lyman Rd and then south 1/4 mile on CR 7.
- Legal Description:** SWNW (EXCEPT a 2.76 acre tract in the NW corner with the house and outbuildings), NWSW Section 4; SENE, NESE Section 5-T22N-R57W of the 6th P.M., Scotts Bluff County, Nebraska.
- Acres:** 157.24 tax assessed acres
- Taxes:** 2018 taxes paid in 2018 - \$3,822.24
- Land Use:** Property includes 128 acres pivot irrigated cropland
- FSA Info:** Corn base: 91.1 acres @ 126 bushels. Program Election: ARC- County
- Water:** Provided by the Gering-Ft. Laramie Irrigation District. 135 acres of surface water rights, 2019 assessment is \$31.25/acre - \$4,218.75.
- Equipment:** John Deere Diesel engine w/ 10KW generator, gearhead and turbine pump located on the east side of the east pivot. Underground pipeline supplies water to the west pivot from this pumping station. Reinke 7 Tower Center Pivot on the west side of CR 7. Zimmatic 7 Tower Center Pivot on the east side of CR 7.
- Price:** \$425,000.00
- Contact:** Chase Dodson, Listing Agent (308)520-1168-4455 or chase@agriaffiliates.com or Bruce Dodson, Mike Polk, Roger Luehrs, Don Walker or John Childears.

Co-Listed with Jerry Sloan, Sloan AgLand, Gering, NE. Cell Phone: 308-631-5520



Chase Dodson
Listing Agent



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

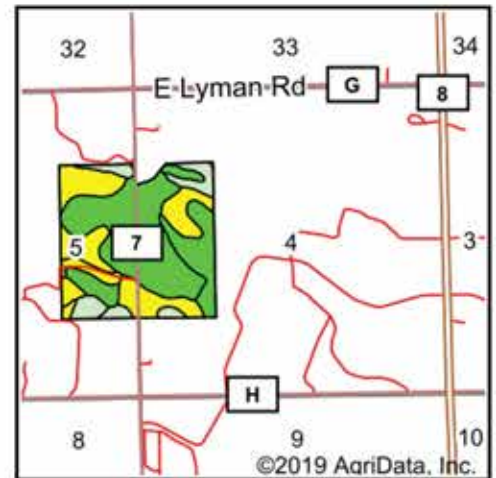
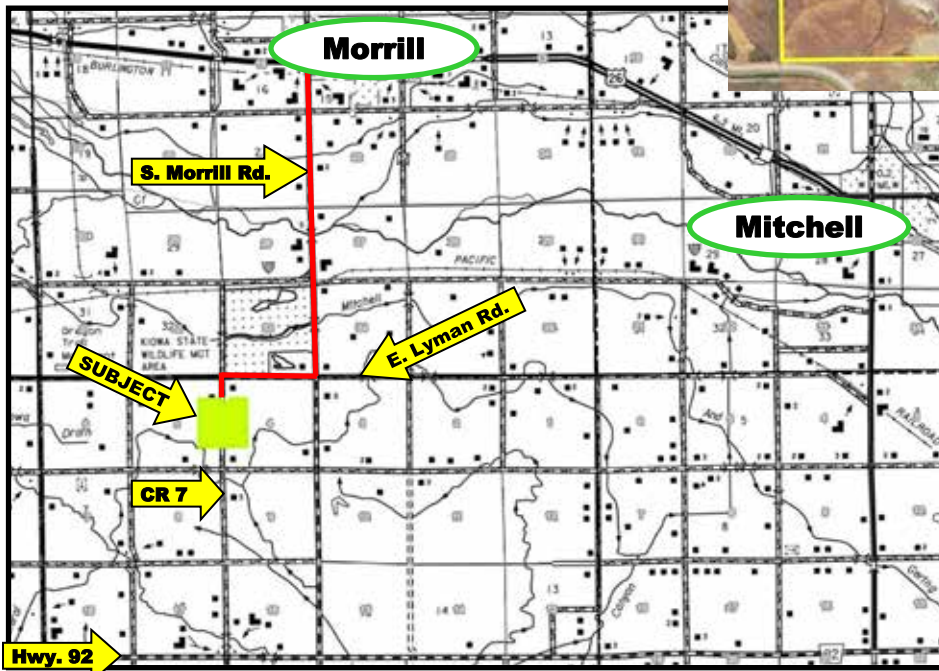
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

NORTH PLATE OFFICE
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North Platte, NE 69101
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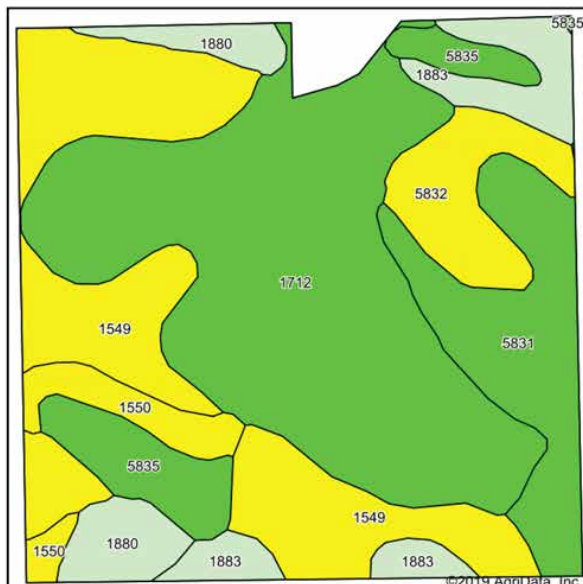
(308) 534-9240

Fax (308) 534-9244





State: **Nebraska**
 County: **Scotts Bluff**
 Location: **5-22N-57W**
 Township: **Kiowa**
 Acres: **156.69**
 Date: **5/21/2019**



Area Symbol: NE157, Soil Area Version: 17									
Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Winter wheat
1712	Otero-Bayard fine sandy loams, 0 to 3 percent slopes	60.54	38.6%		IIle	IIe	1504	41	28
1549	Dailey and Valent loamy fine sands, 0 to 3 percent slopes	36.26	23.1%		IVe	IVe	1584	18	20
5831	Mitchell fine sandy loam, 0 to 3 percent slopes	18.66	11.9%		IIle	IIe	1300	45	36
5835	Mitchell silt loam, 1 to 3 percent slopes	9.47	6.0%		IIle	IIe	1287	47	39
5832	Mitchell fine sandy loam, 3 to 6 percent slopes	9.47	6.0%		IIle	IIle	1300	44	30
1883	Valent and Dwyer loamy fine sands, rolling	9.43	6.0%		VIe		1734	17	
1880	Valent and Dwyer fine sands, rolling	7.22	4.6%		VIe		1734	17	
1550	Dailey and Valent loamy fine sands, 3 to 6 percent slopes	5.64	3.6%		VIe	IVe	1656	18	
Weighted Average							1502.7	33.3	23.9