

LAND FOR SALE

WESTFALL FAMILY TRUST FARM GOSPER COUNTY, NEBRASKA



Location:

Farm is located approximately 4 miles northwest of Bertrand or 2 miles south and 2 miles east of the small community of Smithfield, NE. (Located on the corner of gravel roads 435 and 739.)

Legal Description:

SE1/4 Section 28-T7N-R21W of the 6th P.M., Gosper County, Nebraska.

Property Description:

The Gosper County Assessor indicates a total of 160.00 taxes assessed acres. Farm consists of a pivot irrigated quarter with gravity irrigated and dry crop corners.

FSA Info:

Total Cropland - 163.12 acres Government Base Acres - Corn:156.90 with PLC yield of 182bu/acre. All cropland is considered non-highly erodible by the NRCS.

Irrigation Information:

Well Registration: G-007179 Completion Date: 03/30/1957 at 1,000gpm Well Depth: 287'
Static Water Level: 287' Static Water Level: 192' Pumping Level: 206' Column: 8"
Pump- Western Land Roller Gearhead- Amarillo 100hp
Pivot- Reinke 7-tower equipped with drops
(Natural gas power unit is tenant owned and does not sell with property.)

Farm is located in the Tri-Basin Natural Resource District and contains 160.00 certified irrigated acres.

Stock Well:

A well equipped with submersible and pressure system is located in the southeast corner. (Electricity is currently disconnected.)

Contact:

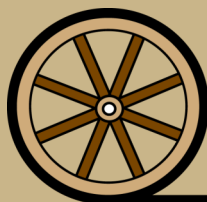
Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Bryan Danburg; Sales Associate 308-380-3488 or bryan@agriaffiliates.com
Kent Richter; Sales Associate 308-627-6465 or kent@agriaffiliates.com

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

Offered Exclusively By:



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

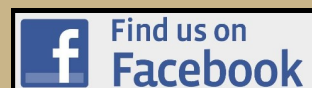
KEARNEY OFFICE
P O Box 1390

2418 Hwy 30 E
Kearney, NE 68848-1390
www.agriaffiliates.com

(308) 234-4969

Fax (308) 236-9776

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.



Soils: Soils consist of very productive Holdrege, Hobbs and Hall silt loams with slopes of 0-3%.

Taxes: 2018 Real Estate Tax - \$7,095.90

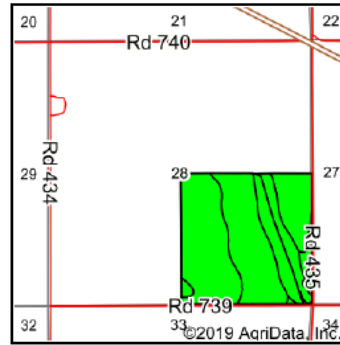
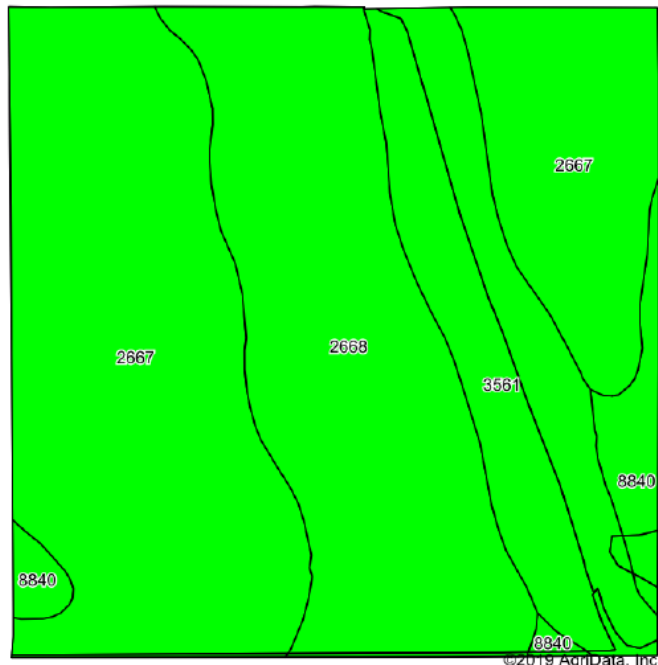
Lease Information: Farm sells subject to a 2019 cash farm lease.

Price: \$1,215,000

Comments: This is a well-maintained productive farm located in a strong farming community. Do not miss this opportunity to acquire a farm of this high caliber.



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



State: **Nebraska**
 County: **Gosper**
 Location: **28-7N-21W**
 Township: **Harrison**
 Acres: **165.08**
 Date: **6/28/2019**



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

Maps Provided By:



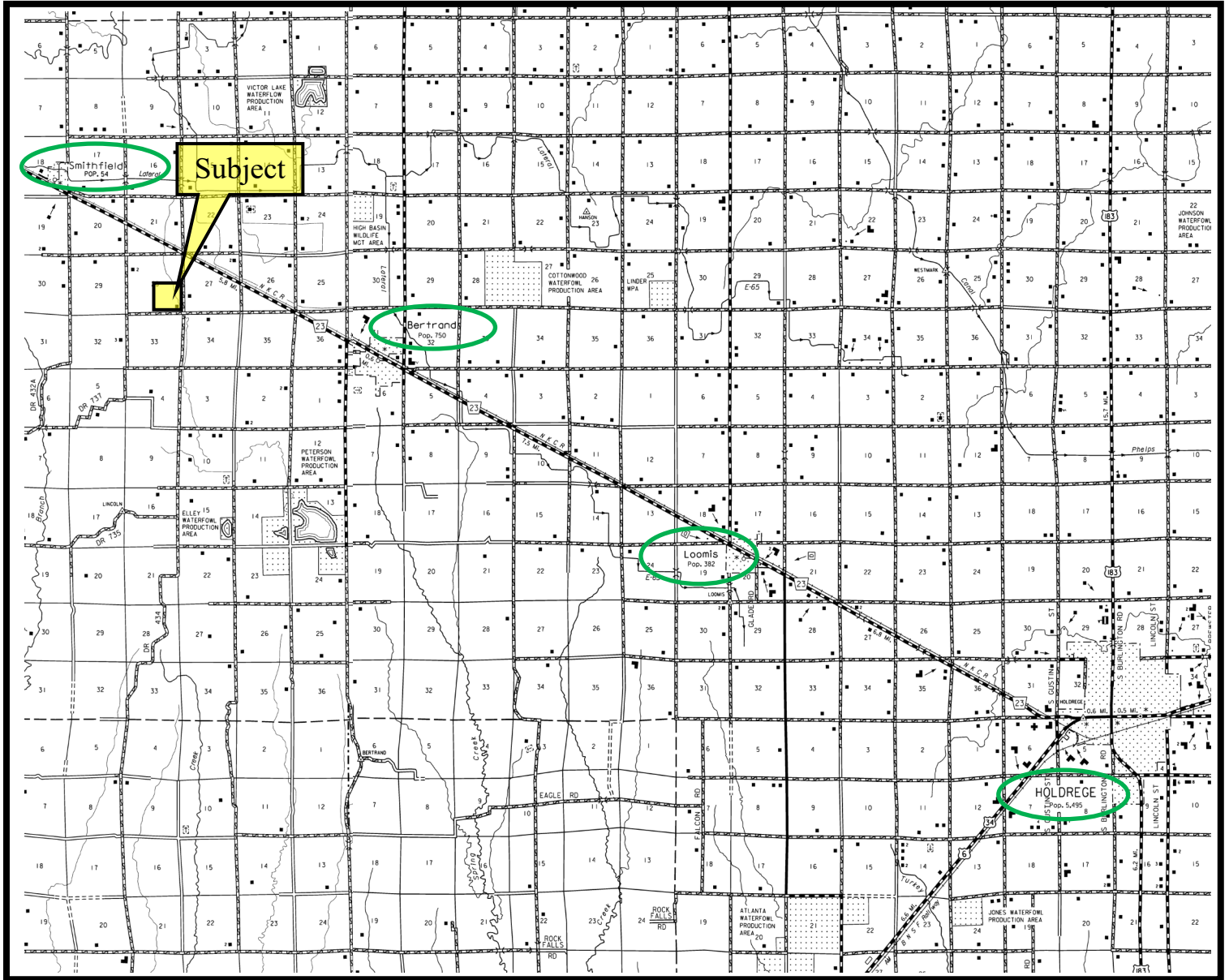
Soils data provided by USDA and NRCS.

Area Symbol: NE073_Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat	
2667	Holdrege silt loam, 0 to 1 percent slopes	80.32	48.7%		Ile	Iw	72								
2668	Holdrege silt loam, 1 to 3 percent slopes	49.90	30.2%		Ile	Ile	71								
3561	Hobbs silt loam, occasionally flooded	27.69	16.8%		Ilw	Ilw	62								
8840	Hall silt loam, 0 to 1 percent slopes	7.17	4.3%		Ilc	Iw	71	3	7	48	157	58	118	42	
Weighted Average								70	0.1	0.3	2.1	6.8	2.5	5.1	1.8



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



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