

LAND FOR SALE

GOSPER COUNTY FARM PARCEL #1



Location:

1 mile west and 3 1/2 miles south of Bertrand, Nebraska on gravel road. (located on the corner of Road 734 and Road 438)

Legal Description:

SE1/4 less a tract Section 24-T6N-R21W of the 6th P.M., Gosper County, Nebraska.

Property Description:

The Gosper County Assessor indicates a total of 153.0 tax assessed acres. Farm consists of pivot irrigated cropland with dry crop corners.

Farm Service Agency

Information:

Total Cropland - 151.09 acres. Base Acres: Corn - 146.21 acres with PLC yield of 195 bu/acre
Grain Sorghum - 1.16 acres with PLC yield of 85 bu/acre
Soybeans - 1.16 acres with PLC yield of 61 bu/acre
All cropland is considered non-highly erodible by the NRCS

Irrigation Information:

Well Registration - G001288	Completion Date - 10/31/2012 at 800 gpm
Well Depth - 360 ft	Static Water Level - 160 ft
Pumping Level - 168 ft	Column - 8 inch
Pump - Sargent	Gearhead - Amarillo 125hp
Power Unit - Dual use NG/diesel, GM, 8.1L	2,000-gallon fuel tank
Pivot - Valley model 6000, 8-tower pivot system	
Farm located in the Tri-Basin Natural Resource District and includes 153.13 certified irrigated acres.	

Contact:

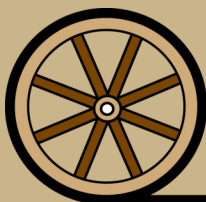
Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Bryan Danburg, Sales Associate 308-380-3488
Kent Richter, Sales Associate 308-627-6465



Bart Woodward
Listing Agent

Agri Affiliates—Providing Farm, Ranch Real Estate Services

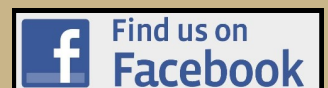
Offered Exclusively By:



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:

Cropland soils consist primarily of Class I Hall and Holdrege silt loam, with a minor amount of Class II Fillmore silt loam.

Taxes:

2018 Real Estate Tax - \$6,767.74

Lease

Information:

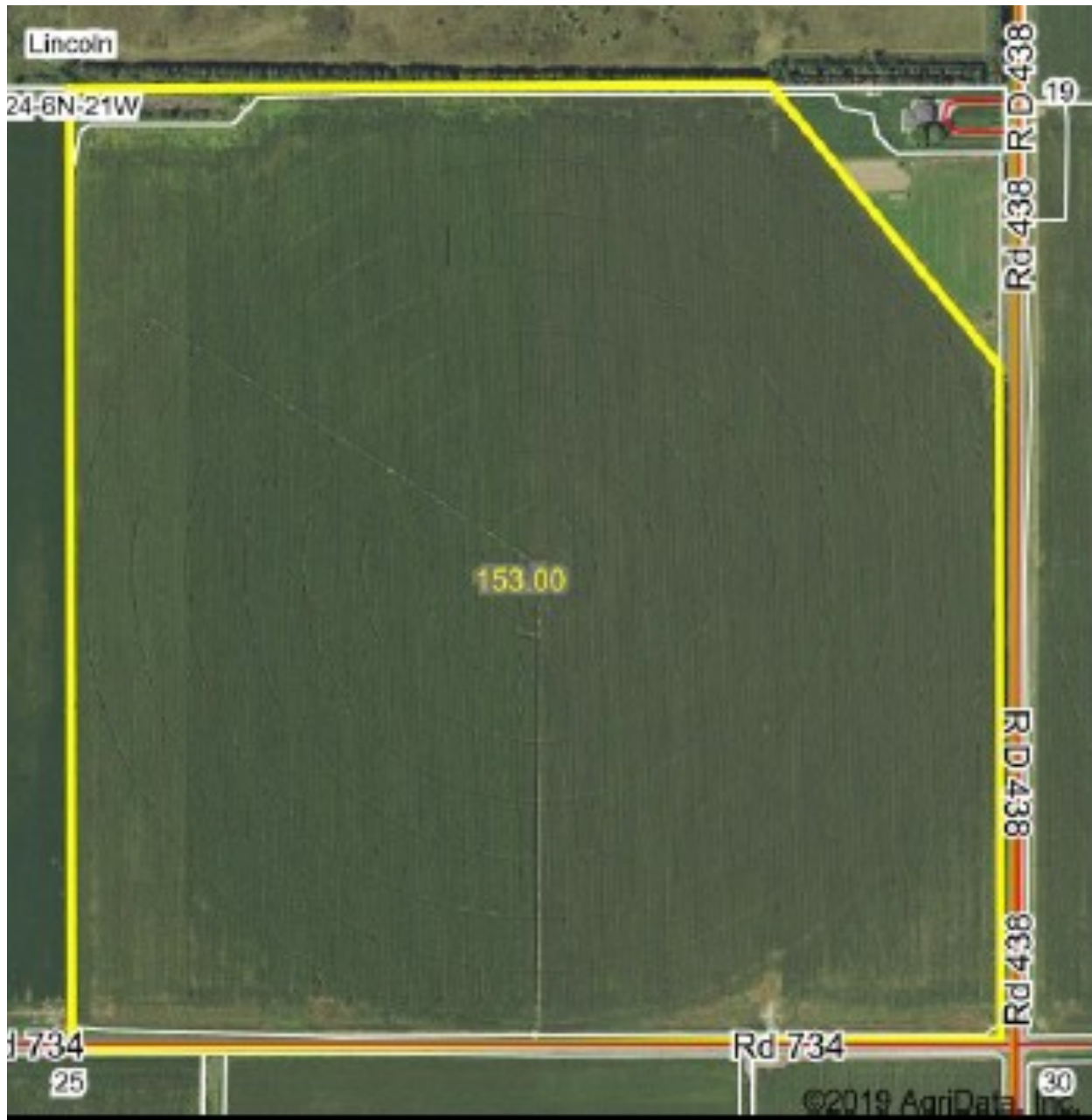
Farm sells subject to a 2019 cash lease which terminates December 31, 2019.

Price:

\$1,250,000.00

Comments:

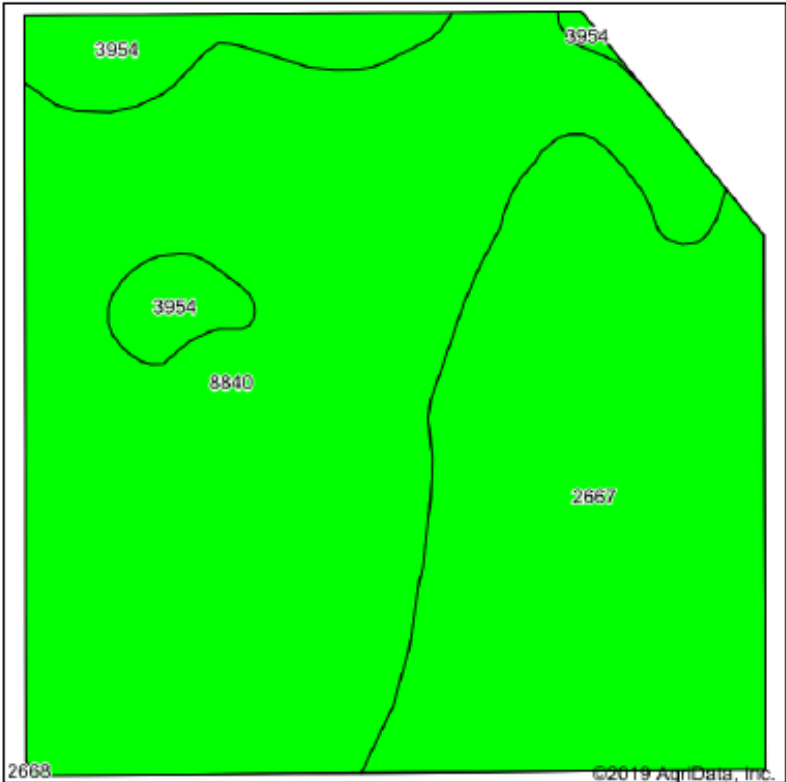
This is a very productive, well maintained farm located in a strong farming community.



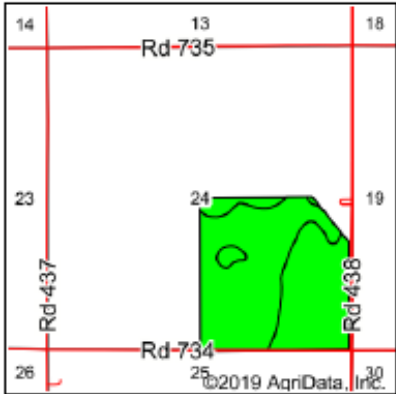
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

GOSPER COUNTY FARM

PARCEL #1



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Gosper**
 Location: **24-6N-21W**
 Township: **Lincoln**
 Acres: **153**
 Date: **8/12/2019**



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	
8840	Hall silt loam, 0 to 1 percent slopes	87.83	57.4%		IIc	IW	71	3	7	48	157	58	118	42	
2667	Holdrege silt loam, 0 to 1 percent slopes	54.56	35.7%		IIe	IW	72								
3954	Fillmore silt loam, drained, frequently ponded	10.61	6.9%		IIW	IIW	46	3	6	50	129	66	113	30	
Weighted Average							69.6	1.9	4.4	31	99.1	37.9	75.6	26.2	



GOSPER COUNTY FARM LOCATION MAP

