

LAND FOR SALE

GOSPER COUNTY FARM PARCEL #2



Location:

1/2 mile west of Bertrand, Nebraska. Farm is bordered along the north by State Highway 23, along the east by county paved Road 438, and along the south by county gravel Road 738.

Legal Description:

That part of the E1/2 Section 36-T7N-R21W of the 6th P.M., Gosper County, Nebraska, lying south of the railroad right-of-way, except tracts previously conveyed as follows: In Book 28, Page 14; Book 27, Page 395; Book 5, Page 315; Book 24, Page 94; and Book 24, Page 147.

Property Description:

The Gosper County Assessor indicates a total of 169.04 tax assessed acres. Farm consists of pivot irrigated cropland with gravity irrigated and dry crop corners.

Farm Service Agency Information:

Total Cropland - 164.51 acres. Base Acres: Corn - 98.4 acres with PLC yield of 195 bu/acre
Wheat - 31.5 acres with PLC yield of 40 bu/acre
Grain Sorghum - 0.3 acres with PLC yield of 85 bu/acre
Soybeans - 31.9 acres with PLC yield of 61 bu/acre
All cropland is considered non-highly erodible by the NRCS

Contact:

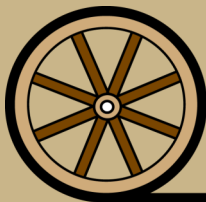
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Bart Woodward
Listing Agent

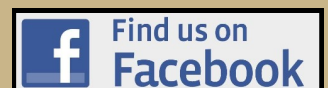
Offered Exclusively By:



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**Irrigation
Information:**

Well #1 - Located at pivot point
Well Registration G061501 Completion Date - 02/25/2013 at 1,000 gpm
Well Depth - 440 ft Static Water Level - 140 ft
Pumping Level - 166 ft Column 8 inch
Pump - Sargent Gearhead - Randolph 125hp
Power Unit - Industrial motor, 8.1L, dual use NG/diesel, model 496 8YD
1,000 gallon fuel tank
Pivot - Valley 7-tower pivot with cornering system. Equipped with Pro2
control system, and drops.
Farm is located in the Tri-Basin Natural Resource District and contains 162.77
certified irrigated acres.

Well #2
Well Registration - G014933 Completion Date - 03/04/1957 @ 1,000gpm
Well Depth - 251' Static Water Level - 196'
Pumping Level - 219' Column - 9"
Pump - Western Land Roller Gearhead - Amarillo 80hp
Two 1,000-gallon fuel tanks
Well is currently idle. Farm is located in the Tri-Basin Natural Resource District and includes
162.77 certified irrigated acres.

Soils:

Cropland soils consist primarily of Class I Holdrege silt loam, with lesser amounts of Class II and Class IV Fillmore and Holdrege silt loams.

Taxes:

2018 Real Estate Tax - \$7,278.14

**Lease
Information:**

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

Price:

\$1,400,000.00

Comments:

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



GOSPER COUNTY FARM PARCEL #2



State: **Nebraska**
County: **Gosper**
Location: **36-7N-21W**
Township: **Harrison**
Acres: **169.04**
Date: **8/13/2019**



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Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE073, Soil Area Version: 17 Area Symbol: NE137, Soil Area Version: 19														
Cod e	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	149.84	88.6%		Ile	Iw	72							
3954	Fillmore silt loam, drained, frequently ponded	7.58	4.5%		Ilw	Ilw	46	3	6	50	129	66	113	30
3952	Fillmore silt loam, frequently ponded	5.60	3.3%		Illw	IVw								
2668	Holdrege silt loam, 1 to 3 percent slopes	4.78	2.8%		Ile	Ile	71							
2667	Holdrege silt loam, 0 to 1 percent slopes	1.24	0.7%		Ile	Iw	69							
Weighted Average							68.4	0.1	0.3	2.2	5.8	3	5.1	1.3

*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



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GOSPER COUNTY FARM LOCATION MAP

