

# LAND FOR SALE

## RIVERTON COMBO & ACREAGE: 1147 41 Road, Rural Franklin County, Nebr.



*Visit our website for aerial footage of this property!*

**Location:**

2 miles west and 2 ½ miles north of Riverton, Nebraska, northeast of the intersection of 40 Road and J Road in southeastern Franklin County, Nebraska.

**Legal**

**Description:**

Parcel 1: All of Section Sixteen (16), Township Two (2) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska [645.48 tax-assessed acres].

Parcel 2: The East part of Section Nine (9), Township Two (2) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska [315.93 tax-assessed acres].

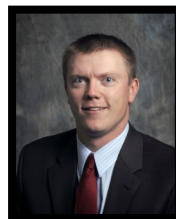
**Comments:**

Well-located combination piece of good hardland range, along with very productive tracts of non-irrigated and irrigated cropland. Good gravel, county-road access to both sides of the farm, and a newer solar stock well system provides water along with 3 stock dams. A well-kept house, grain bins, and barns with nice corrals make for a fantastic calving spots with year-round water provided by natural springs, an artesian well and submersible wells.

**Price:**

**Parcel 1:**        **\$995,000.00**

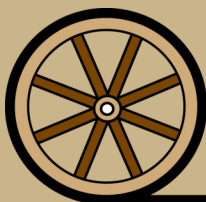
**Parcel 2:**        **\$796,000.00**



**Contact:**

**Adam D. Pavelka,**  
**Listing Agent**  
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*Offered Exclusively By:*



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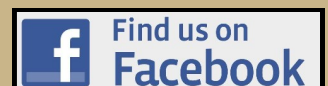
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are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



## Parcel 1 — Pasture and Non-Irrigated Cropland

### Natural Resource District:

Lower Republican Natural Resource District.

### Taxes:

2018 Taxes—\$11,020.72

### Leases:

Subject to a lease for the 2019 crop/grazing year, expiring on February 29, 2020.

### Stock Well Information:

Well Registration:	<u>G-172516</u>	Completion Date:	<u>5/22/2014</u>
Well Depth:	<u>180 feet</u>	Static Water Level:	<u>103 feet</u>
Pumping Level:	<u>107 feet</u>	Column:	<u>1.25 inches</u>
Gallons/Minute:	<u>6 gpm</u>		

Solar powered stock water pump with auto-fill tank float system and tanks.

### FSA Information:

Total Farmland:	<u>637 acres</u>	Total Cropland:	<u>88.32 acres</u>
Government Base Acres:	<u>Corn—59.4</u>	PLC Yields:	<u>Corn—147</u>
	<u>Wheat—21.3</u>		<u>Wheat—49</u>
	<u>Gr. Sorg.—2.3</u>		<u>Gr. Sorg.—82</u>

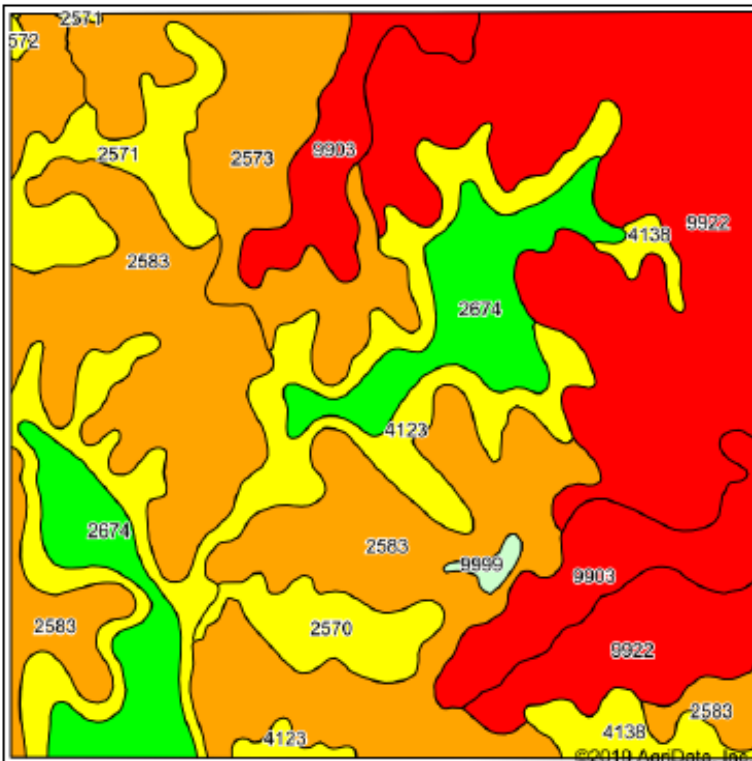
\*Note these figures were estimated due to farm division.





## Parcel 1 — Pasture and Non-Irrigated Cropland

**Soils Map**



Soils data provided by USDA and NRCS.

Area Symbol: NE061, Soil Area Version: 16

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c	Irr Class "c	Alfalfa hay	Alfalfa hay Irrigated
2583	Nuckolis-Hobbs complex, 11 to 30 percent slopes	175.09	27.4%		Vle			
9922	Ustorthents, 3 to 30 percent slopes	162.64	25.4%		Vlls			
4123	Holdrege and Uly soils, 3 to 7 percent slopes, eroded	78.05	12.2%		llle	llle		
2573	Nuckolis and Meadin soils, 11 to 30 percent slopes	58.10	9.1%		Vle	Vle		
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	57.19	8.9%		lle	lle		
9903	Fluvaquents, sandy, frequently flooded	50.85	8.0%		Vlllw			
2571	Nuckolis and Holdrege silt loams, 6 to 11 percent slopes	24.71	3.9%		IVe	IVe		
2570	Nuckolis and Holdrege silt loams, 3 to 6 percent slopes	16.32	2.6%		llle	llle	3	6
4138	Holdrege silt loam, 7 to 11 percent slopes	13.60	2.1%		IVe	IVe		
9999	Water	2.01	0.3%					
2572	Nuckolis and Holdrege soils, 3 to 11 percent slopes, eroded	0.65	0.1%		IVe	IVe	2	5
Weighted Average							0.1	0.2

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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## Parcel 2 — Irrigated Cropland and Non-Irrigated Cropland

### Natural Resource District:

This farm is located in the Lower Republican Natural Resource District, and is subject to pumping restrictions. It contains 85.6 certified irrigated acres.

### Taxes:

2018 Taxes—\$9,064.52

### Leases:

Subject to a lease for the 2019 crop/grazing year, expiring on February 29, 2020.

### Irrigation Information:

Well Registration:	<u>G-056175</u>	Completion Date:	<u>4/14/1977</u>
Well Depth:	<u>178 feet</u>	Static Water Level:	<u>20 feet</u>
Pumping Level:	<u>59 feet</u>	Column:	<u>9 inches</u>
Gallons/Minute:	<u>1200 gpm</u>	Pump:	<u>Westor Land Roller</u>
Gearhead:	<u>Amarillo 60hp</u>	Pivot:	<u>2013 T-L</u>
Power Unit:	<u>3054 Cat Diesel with tank</u>		

### Stock Well Information:

Well Registration:	<u>G-094505</u>	Completion Date:	<u>11/26/1997</u>
Well Depth:	<u>55 feet</u>	Static Water Level:	<u>0 feet</u>
Pumping Level:	<u>1 foot</u>	Column:	<u>9 inches</u>
Gallons/Minute:	<u>12 gpm</u>		

\*Well was reconditioned when pivot was installed.

Submersible stock well with auto-fill tank float system and tank. Other stock tanks filled with artesian well water with jet pump/pressure tank supplying pressure.

### FSA Information:

Total Farmland:	<u>311.02 acres</u>	Total Cropland:	<u>103.53 acres</u>
Government Base Acres:	<u>Corn—69.73</u>	PLC Yields:	<u>Corn—147</u>
	<u>Wheat—25.11</u>		<u>Wheat—49</u>
	<u>Gr. Sorg.—2.76</u>		<u>Gr. Sorg.—82</u>

\*Note these figures were estimated due to farm division.

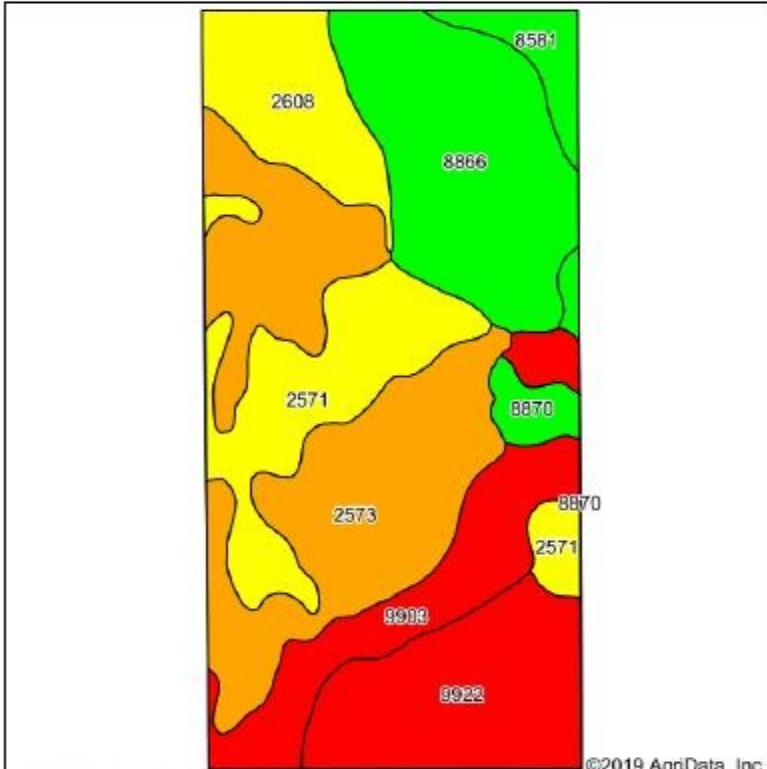


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## Parcel 2 — Irrigated Cropland and Non-Irrigated Cropland

Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: NE051, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class "c	Irr Class "c	Alfalfa hay	Alfalfa hay Irrigated
2573	Nuckolls and MeadIn soils, 11 to 30 percent slopes	88.61	28.0%		Vle	Vle		
8866	Hord silt loam, 0 to 1 percent slopes, warm	59.12	18.7%		Ilc	Iw		
2571	Nuckolls and Holdrege silt loams, 6 to 11 percent slopes	45.89	14.5%		Ive	Ive		
9922	Ustorthents, 3 to 30 percent slopes	43.25	13.7%		Vlls			
9903	Fluvaquents, sandy, frequently flooded	36.28	11.5%		Vlllw			
2608	Hersh-Valentine complex, 0 to 6 percent slopes	26.80	8.5%		Ille	Ille	2	5
8581	Wann fine sandy loam, rarely flooded	10.33	3.3%		Ilw	Ilw	4	6
8870	Hord silt loam, 1 to 3 percent slopes	5.99	1.9%		Ile	Ile		
Weighted Average							0.3	0.6

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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## Parcel 2 — Acreage and Pasture



### Rural Residence Features:

- ⇒ 1,276 sq. ft. well-kept one story residence with basement
- ⇒ 3 bedrooms, 2 bathrooms
- ⇒ Barn with 2 Lean To's and cattle corrals
- ⇒ Steel Bin, with Drying 15' - 29' dia.
- ⇒ Other good outbuildings along with a separate set of corrals with alley way and semi loading chute.



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## Parcel 2 — Acreage and Pasture



(Panels are tenant owned)



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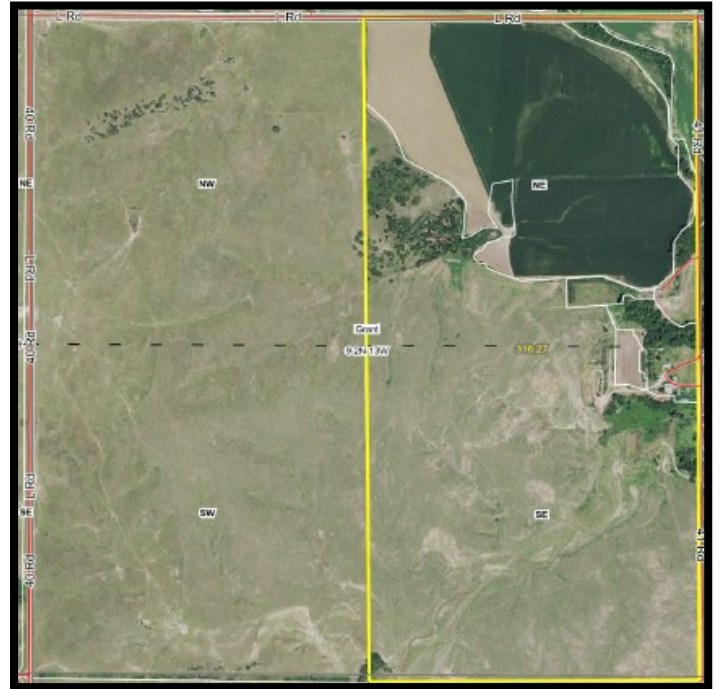
## Parcel 2 — Acreage and Pasture



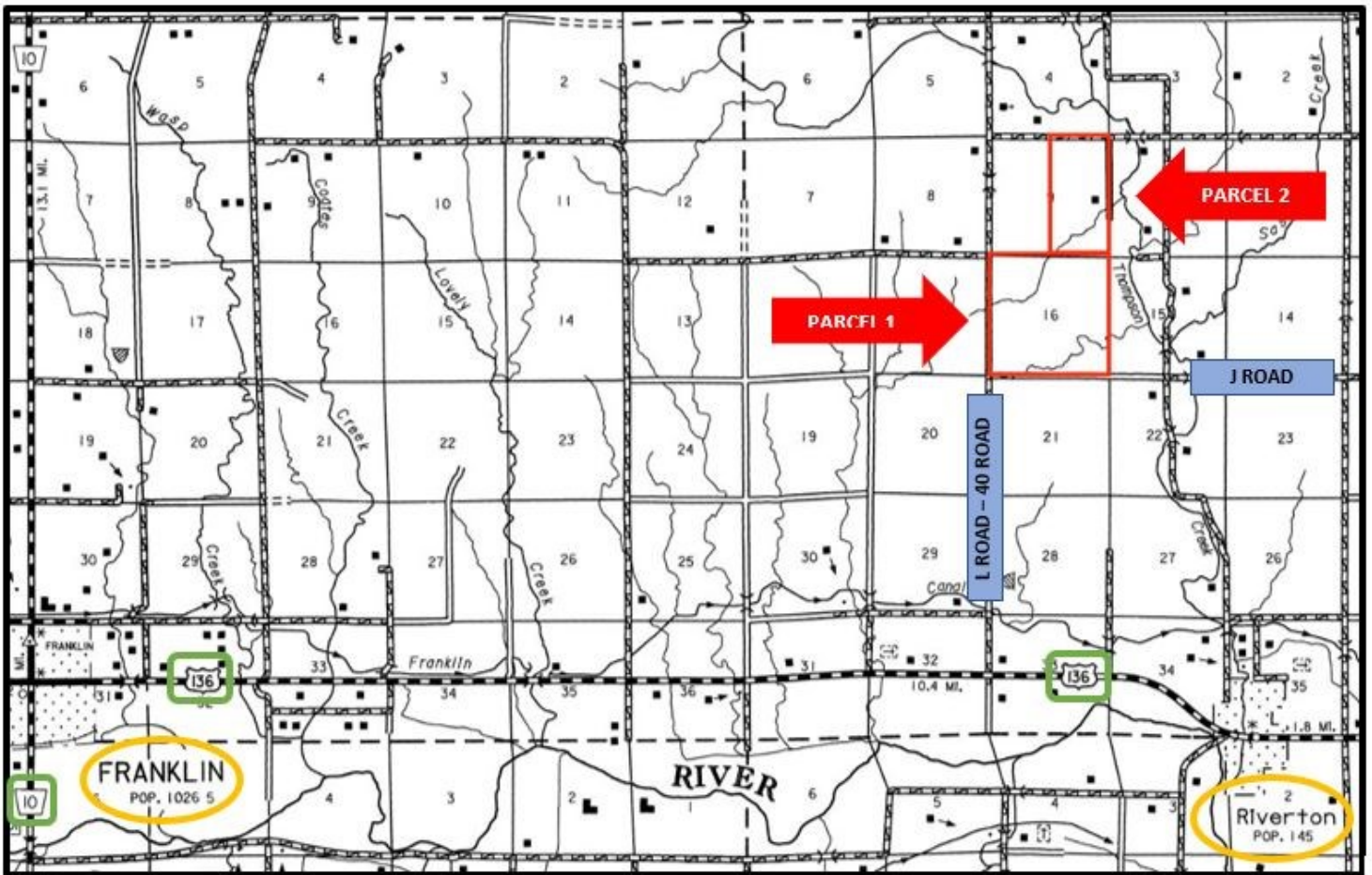




Parcel 1



Parcel 2



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