

LAND FOR SALE

GOSPER COUNTY FARM PARCEL #3



Location: 1 mile west of Bertrand, Nebraska on Road 738.

Legal Description: E1/2 SW1/4 Section 36-T7N-R21W of the 6th P.M., Gosper County, Nebraska, except the following tract: commencing at the northwest corner of said E1/2 SW1/4, thence east 25 feet, thence south 50 feet, thence west 25 feet, thence north 50 feet to the point of beginning.

Property Description: The Gosper County Assessor indicates a total of 79.97 tax assessed acres. Farm consists of pivot irrigated cropland with irrigated and dry crop corners.

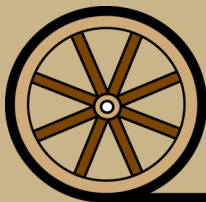
Farm Service Agency Information: Total Cropland - 74.7 acres. Base Acres: Corn - 74.6 acres with PLC yield of 182 bu/acre
Soybeans - 0.1 acres with PLC yield of 51 bu/ac
All cropland is considered non-highly erodible by the NRCS

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Bryan Danburg, Sales Associate 308-380-3488
Kent Richter, Sales Associate 308-627-6465
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

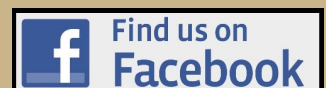
Offered Exclusively By:



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

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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.



Irrigation Information:

Well Registration - G064932
Well Depth - 260'
Pumping Level - 214'
Pump - Western Land Roller
Power Unit - Bucks dual use NG/diesel, GM 8.1L model 496
Pivot - Valley 7-tower model 6000

Completion Date - 11/17/1980 @ 1,510gpm
Static Water Level - 176'
Column - 9"
Gearhead - Amarillo 90hp

Farm is located in the Tri-Basin Natural Resource District and includes 77.56 certified irrigated acres. Well is being utilized to gravity irrigate the northeast pivot corner. Water for the pivot system is being provided by a well located on a west adjoining property.

Soils:

Cropland soils consist primarily of Class I Holdrege silt loam, with slopes of 0-1%., with lesser amounts of Class I and II Hall and Fillmore silt loams.

Taxes:

2018 Real Estate Tax - \$3,483.22

Lease Information:

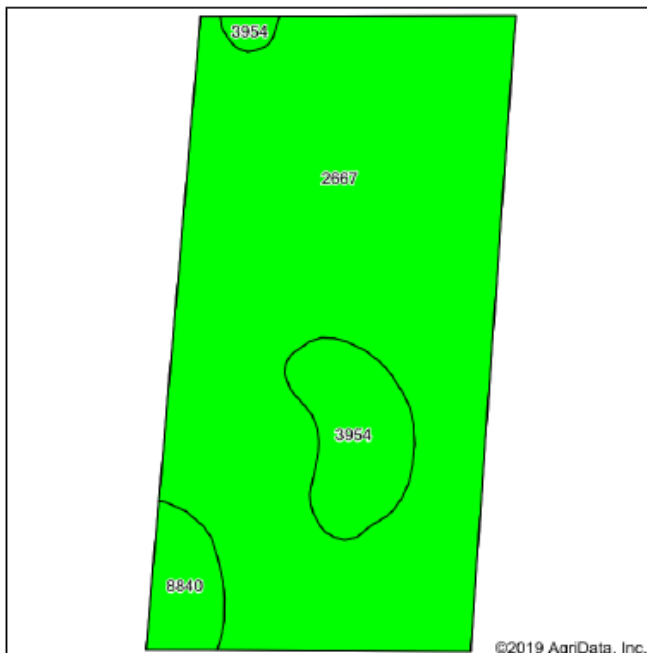
Farm sells subject to a 2019 cash lease which terminates December 31, 2019.

Price:

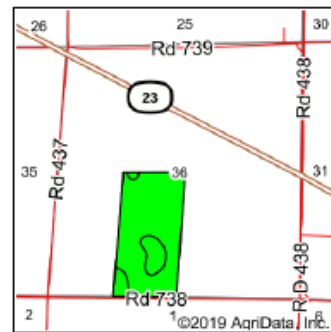
\$655,000.00

Comments:

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



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Gosper**
Location: **36-7N-21W**
Township: **Harrison**
Acres: **74.68**
Date: **8/12/2019**

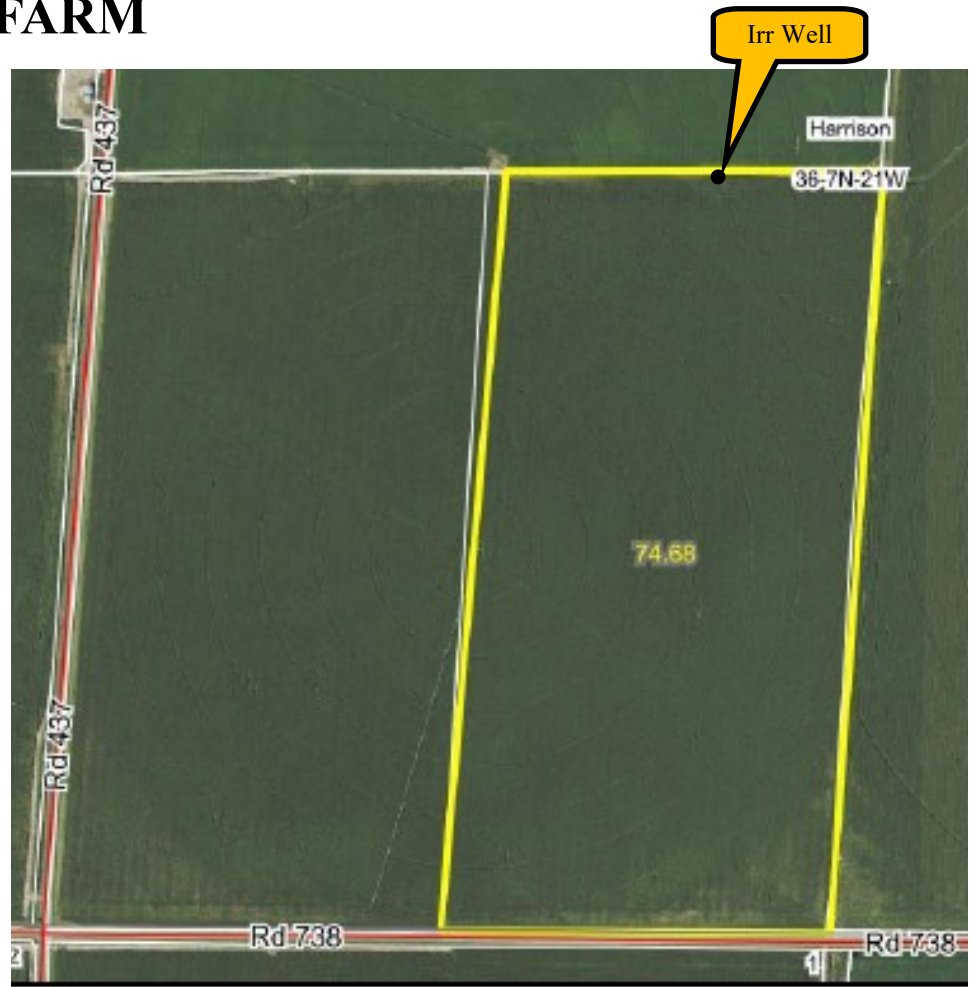


Area Symbol: NE073, Soil Area Version: 17														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	Irr Class 'c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2667	Holdrege silt loam, 0 to 1 percent slopes	64.27	86.1%		Ile	Iw	72							
3954	Fillmore silt loam, drained, frequently ponded	7.04	9.4%		IIw	IIw	46	3	6	50	129	66	113	30
8840	Hall silt loam, 0 to 1 percent slopes	3.37	4.5%		Iic	Iw	71	3	7	48	157	58	118	42
Weighted Average							69.5	0.4	0.9	6.9	19.2	8.8	16	4.7

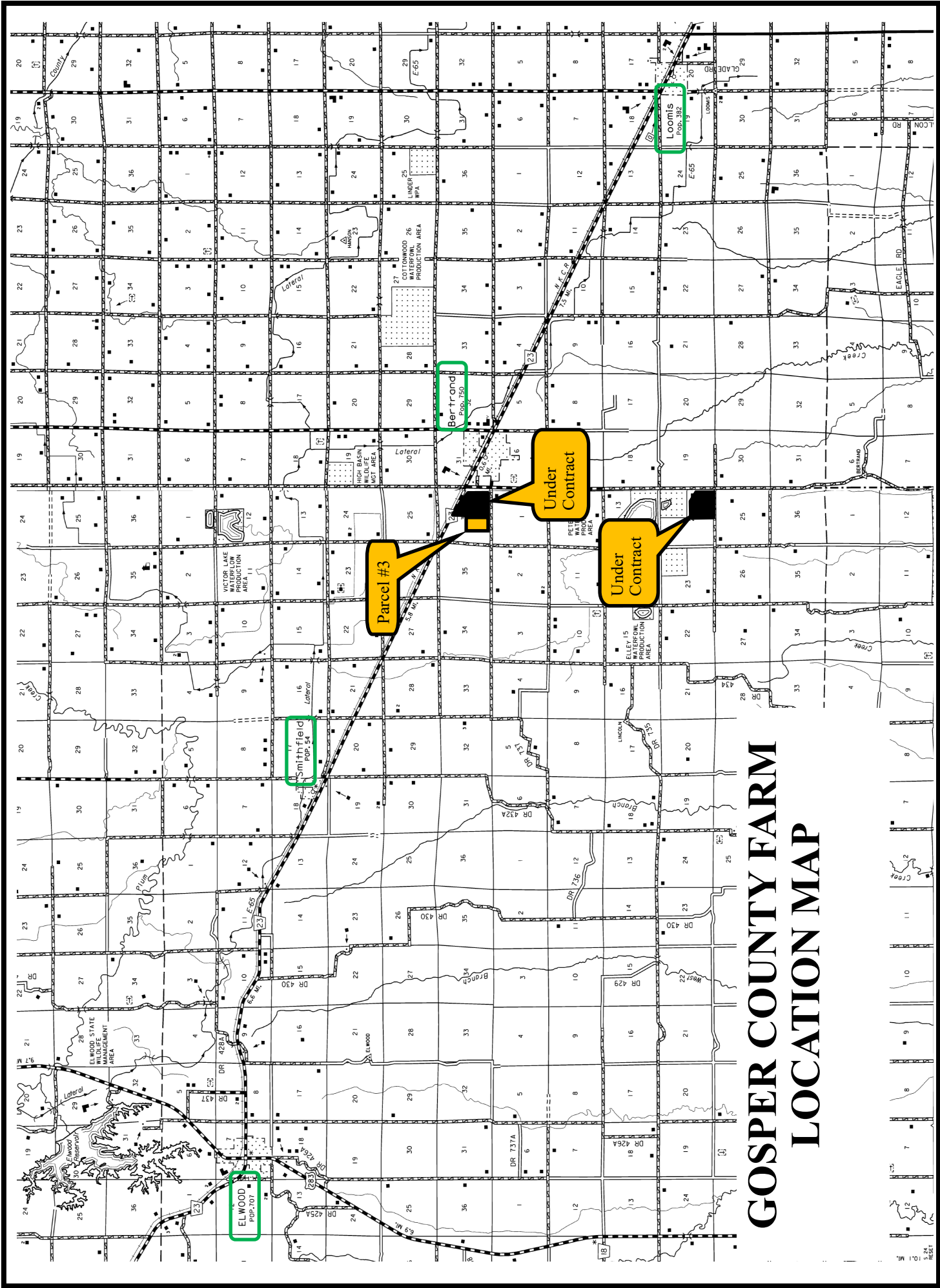


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GOSPER COUNTY FARM LOCATION MAP