LAND FOR SALE

Frontier County Farm Parcel #1



Location: Approximately 10 miles south of Eustis on graveled Middle Canyon Road which borders along

the west.

Legal

Description: NW1/4 NE1/4 Section 6-T6N-R24W of the 6th P.M., Frontier County, Nebraska.

Property

Description: Farm contains approximately 40.00 acres of which 36.54 acres consist of good quality dry

cropland. Balance is in habitat pasture.

Farm Service Agency

Information: Farm is in combination with Parcel #2. Base acreage for the combination is as follows: Wheat -

13.93ac with PLC yield of 41bu/ac Oats - 0.44ac with PLC yield of 48bu/ac Corn 105.89ac

with PLC yield of 147.00bu/ac Grain Sorghum - 1.78ac with PLC yield of 65bu/ac

Soybeans - 45.62ac with PLC yield of 48bu/ac (Final base acres and yields must be approved by

Farm Service Agency.)

Soils: Cropland soils consist primarily of Class II Holdrege silt loam with slopes of 1-

3% while the habitat pasture soils consist of Uly and Coly silt loams with

slopes of 11-30%.

RE Taxes: 2018 Estimated Real Estate Tax - \$430.00

Price: \$76,000.00

Comments: This is a productive dryland farm.



Bart Woodward Listing Agent

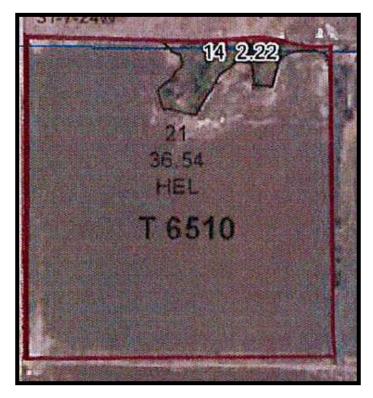
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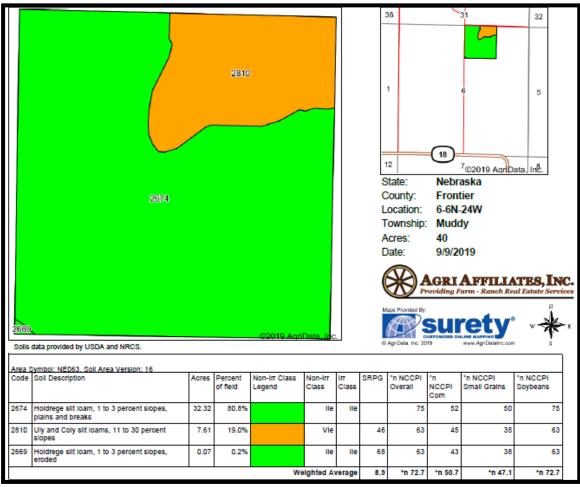


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LAND FOR SALE



Location: Approximately 10 miles south of Eustis. Farm is bordered on the south by State gravel Road 18

and bordered along the east by graveled Middle Canyon Road.

Legal

Description: N1/2 NW1/4; SW1/4 NW1/4; and SW1/4 Section 6-T6N-R24W of the 6th P.M., Frontier

County, Nebraska.

Property

Description: Farm consists approximately 277.15 acres of pivot irrigated cropland, gravity irrigated cropland

in Gov't CREP program, dry crop, and hard land pasture.

Farm Service Agency

Information:

Total Cropland - 179.00 acres Government Base Acres - Farm is in combination with Parcel #1. Base acre information for the combination is as follows: Wheat - 13.93ac with PLC yield of 41bu/ac Oats - 0.44ac with PLC yield of 48bu/ac Corn 105.89ac with PLC yield of 147.00bu/ac Grain Sorghum - 1.78ac with PLC yield of 65bu/ac Soybeans - 45.62ac with PLC yield of 48bu/ac (Final base acres and yields must be approved by Farm Service Agency.)

20.01 acres is enrolled in the Government CREP program and has a well-established stand of

grass. Annual payment is \$4,000 with a contract term of 10 years, beginning in September 2019.(Farm is awaiting final approval of this contract from the Farm

Service Agency.)

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
Brian Reynolds; Sales Associate 308-380-5734 or breynolds@agriaffiliates.com
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward Listing Agent

Offered Exclusively By:



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Irrigation Information:

Well Registration :G-032443

Completion Date :10/03/1969 at 950gpm

Well Depth :231'
Static Water Level :137'
Pumping Level :220'
Column : 9"
Pump - Western Land Roller
Gearhead - 125hp Randolph
Power Unit - CAT diesel engine

1,000-gallon fuel tank

Pivots - 3-tower Zimmatic pivot, 5-tower Zimmatic pivot, 4-tower Zimmatic pivot. Well provides water via underground pipe to each pivot system. Pivots purchased in 2012.

Farm is located in the Middle Republican Natural Resource District and includes a total of 119.50 certified irrigated acres.

Livestock Water:

Provided by a well equipped with an electric submersible servicing two water sites.

Well Registration :G-163088

Fencing: The rangeland is cross fenced with border and cross fencing consisting of newly installed 5-

strand barbed wire on wood post that is in excellent condition.

Soils: Cropland soils consist primarily of Class II Holdrege and Hall silt loams with slopes of 1-3%

while soils of the rangeland consist primarily of Coly and Uly silt loams with slopes of 11-

30%.

RE Taxes: 2018 Estimated Real Estate Tax - \$4,605.62

2018 Occupation Tax - \$1,195.00

Price: \$700,000.00

Comments: This is a very productive, well-maintained combination farm.



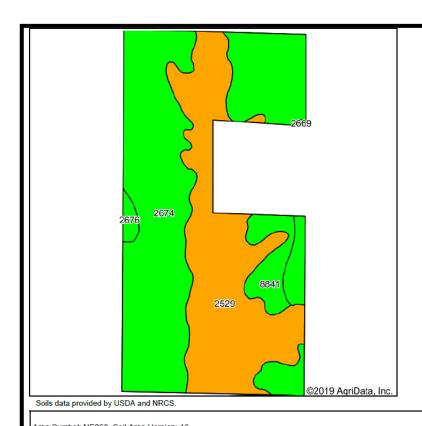
Irrigation Well Site











breaks
Holdrege silt
loam, 1 to 3
percent

slopes, eroded 0.27

0.1%

lle lle

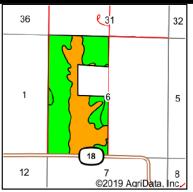
Weighted Average

68

16.4

0.1

2669



State: Nebraska
County: Frontier
Location: 6-6N-24W
Township: Muddy
Acres: 277.15
Date: 9/9/2019





63

2.1 *n 68.8 *n 48.4 *n 42.9

43

38

63

*n 68.8



Area S	Symbol: NE063	, Soil Are	a Version	16													
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend		Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum		*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	156.12	56.3%		lle	lle								75	52	50	75
2529	Coly and Uly silt loams, 11 to 30 percent slopes		37.2%		Vle		34							60	44	32	60
8841	Hall silt loam, 1 to 3 percent slopes	14.79	5.3%		lle	lle	70	2	5	42	134	42	39	67	43	44	67
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and	2.98	1.1%		IIIe	IIIe								62	42	38	62

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RD 745	31 32	28 27 60 AW	351 36	i i 31	△ BRACE 8.6 MI.	200	•	36 20 31 31 31	EL WO WILDL MANA AREA
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Frontier County Farm Parcel #3

Location: Approximately 9 miles south of Eustis on graveled Middle Canyon Road which borders along

the west.

Legal

Description: Part of W1/2 Section 32-T7N-R24W of the 6th P.M., Frontier County, Nebraska.

Property

Description: The Frontier County Assessor indicates a total of 112.26 tax assessed acres. The farm consists of

pivot irrigated cropland with dry crop.

Farm Service Agency

Information: Total Cropland - 112.03 acres Government Base Acres - Wheat - 7.96ac with PLC yield of

41bu/ac Oats - 0.25ac with PLC yield of 48bu/ac Corn - 60.49ac with PLC yield of 147bu/ac Grain Sorghum -1.01ac with PLC yield of 65bu/ac Soybeans-26.06ac with PLC yield of 48bu/ac

Irrigation

Information: :G-026610 Well Registration

> Completion Date :10/25/1966 at 1,000gpm

:224' Well Depth :108' Static Water Level Pumping Level :168 . 9" Column Pump - Western Land Roller

Power Unit - US Motors 60hp electric motor

Control Panel - Allen-Bradley

Pivots - 6-tower Zimmatic. Purchased in 2012.

Certified Irrigated Acres - 60.0

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward Listing Agent

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Soils: Cropland soils consist primarily of Class II Holdrege and Hall silt loams with slopes of 0-3%

along with minor amounts of Class IV and VI Coly and Uly silt loams.

RE Taxes: 2018 Real Estate Tax - \$2,226.74

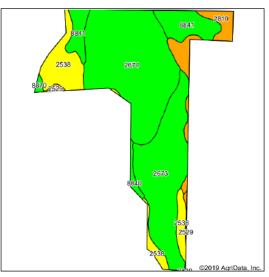
2018 Occupation Tax - \$600.00

Price: \$370,000.00

Comments: This is a good quality pivot irrigated farm with productive soils and excellent irrigation

equipment.





Code	Symbol: NE063 Soil	Acres	Percent	Non-Irr	Non-	Irr	SRPG	Alfalfa	Alfalfa	Corn	Corn	Grain	Winter	*n	*n	*n	*n NCCPI
	Description	7.0.00	of field	Class Legend	Irr Class	Class	0.4	hay	hay Irrigated		Irrigated	sorghum	wheat	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	Soybeans
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	43.08	40.4%		lle	lle								75	52	50	75
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	29.67	27.8%		IIc	IIc								75	52	50	75
2538	Coly silt loam, 6 to 11 percent slopes, eroded	13.41	12.6%		IVe	IVe	51	1	3	20		24	20	48	29	24	48
8841	Hall silt loam, 1 to 3 percent slopes	11.17	10.5%		lle	lle	70	2	5	42	134	42	39	67	43	44	67
2810	Uly and Coly silt loams, 11 to 30 percent slopes	6.91	6.5%		Vle		46							63	45	35	63
8840	Hall silt loam, 0 to 1 percent slopes	1.16	1.1%		llc	lw	71	2	6	46	139	45	40	68	43	44	68
2529	Coly and Uly silt loams, 11 to 30 percent slopes	0.83	0.8%		Vle		34							60	44	32	60
	Hord silt loam, 1 to 3 percent slopes	0.51	0.5%		lle	lle	69							74	52	49	7.



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