

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

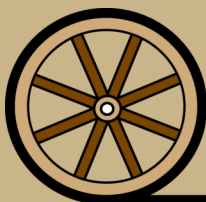
Price: **\$76,000.00**

Comments: This is a productive dryland farm.



Bart Woodward
Listing Agent

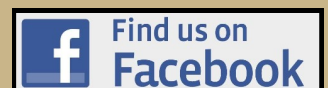
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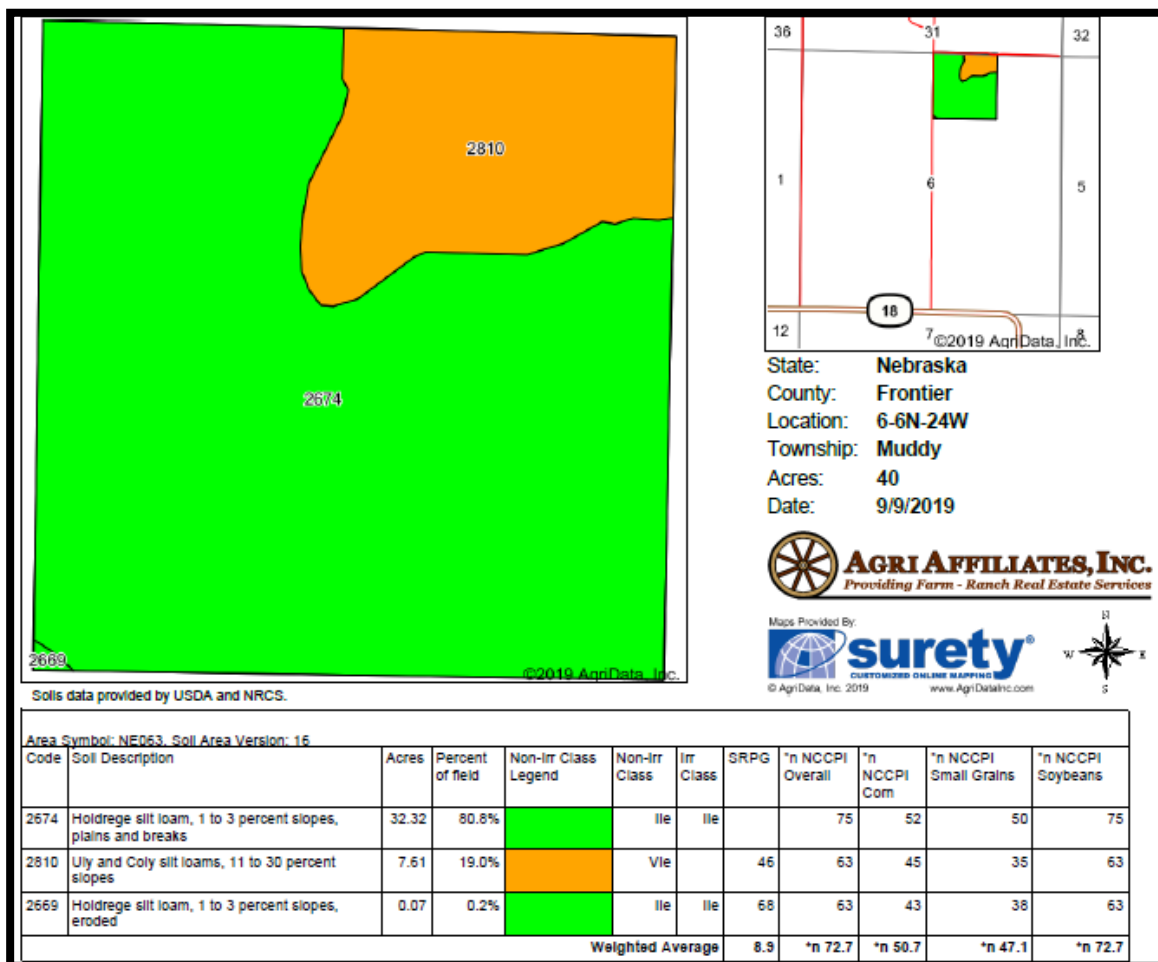


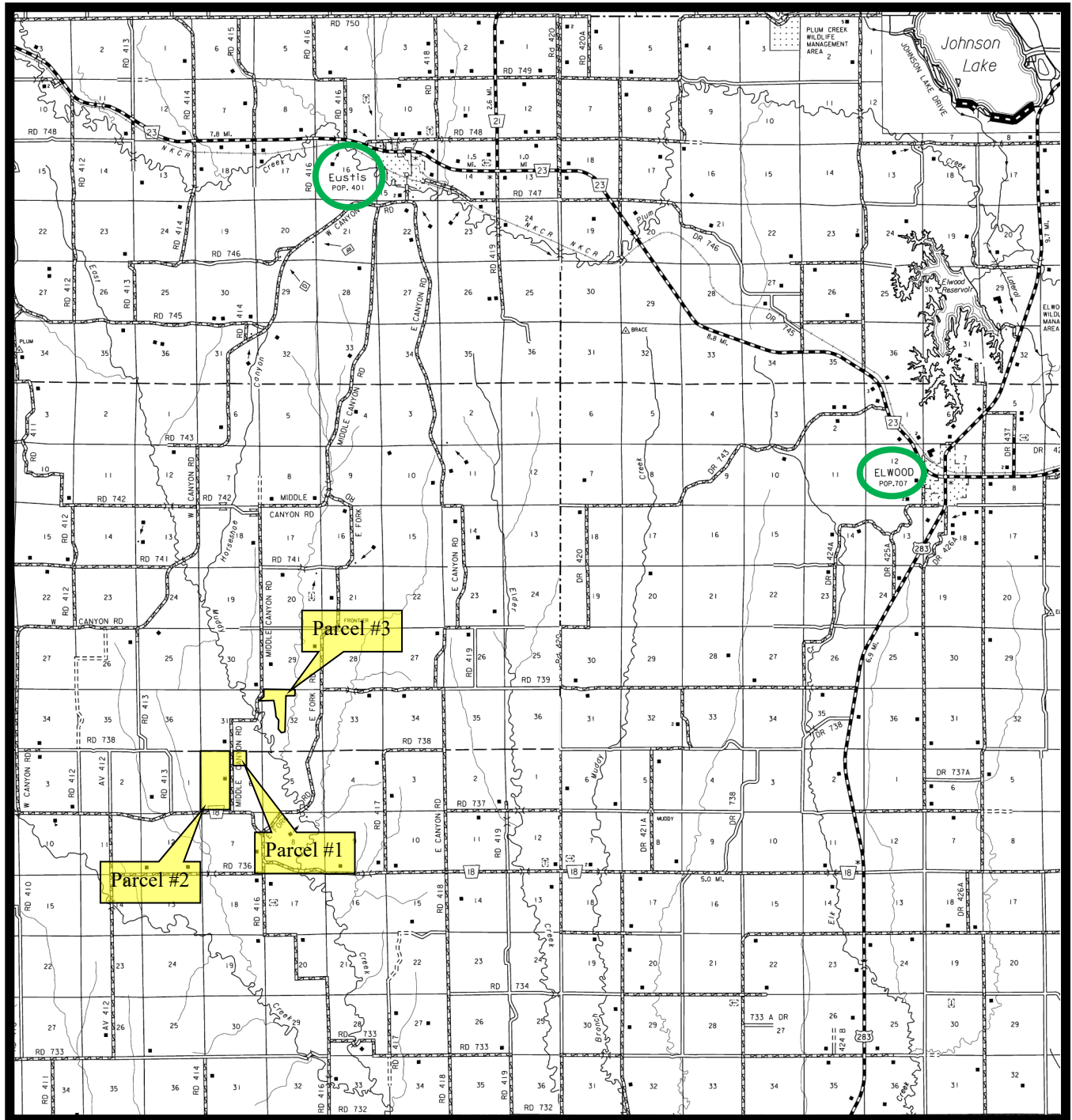
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Providing Farm - Ranch Real Estate Services

KEARNEY OFFICE
P O Box 1390
2418 Hwy 30 E
Kearney, NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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LAND FOR SALE

Frontier County Farm Parcel #2



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.)

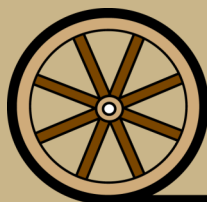
20.01 acres is enrolled in the Government CREP program and has a well-established stand of grass. Annual payment is \$4,000 with a contract term of 10 years, beginning in September 2019.(Farm is awaiting final approval of this contract from the Farm Service Agency.)

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
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Bart Woodward
Listing Agent

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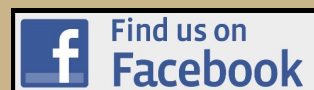


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**Irrigation
Information:**

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:

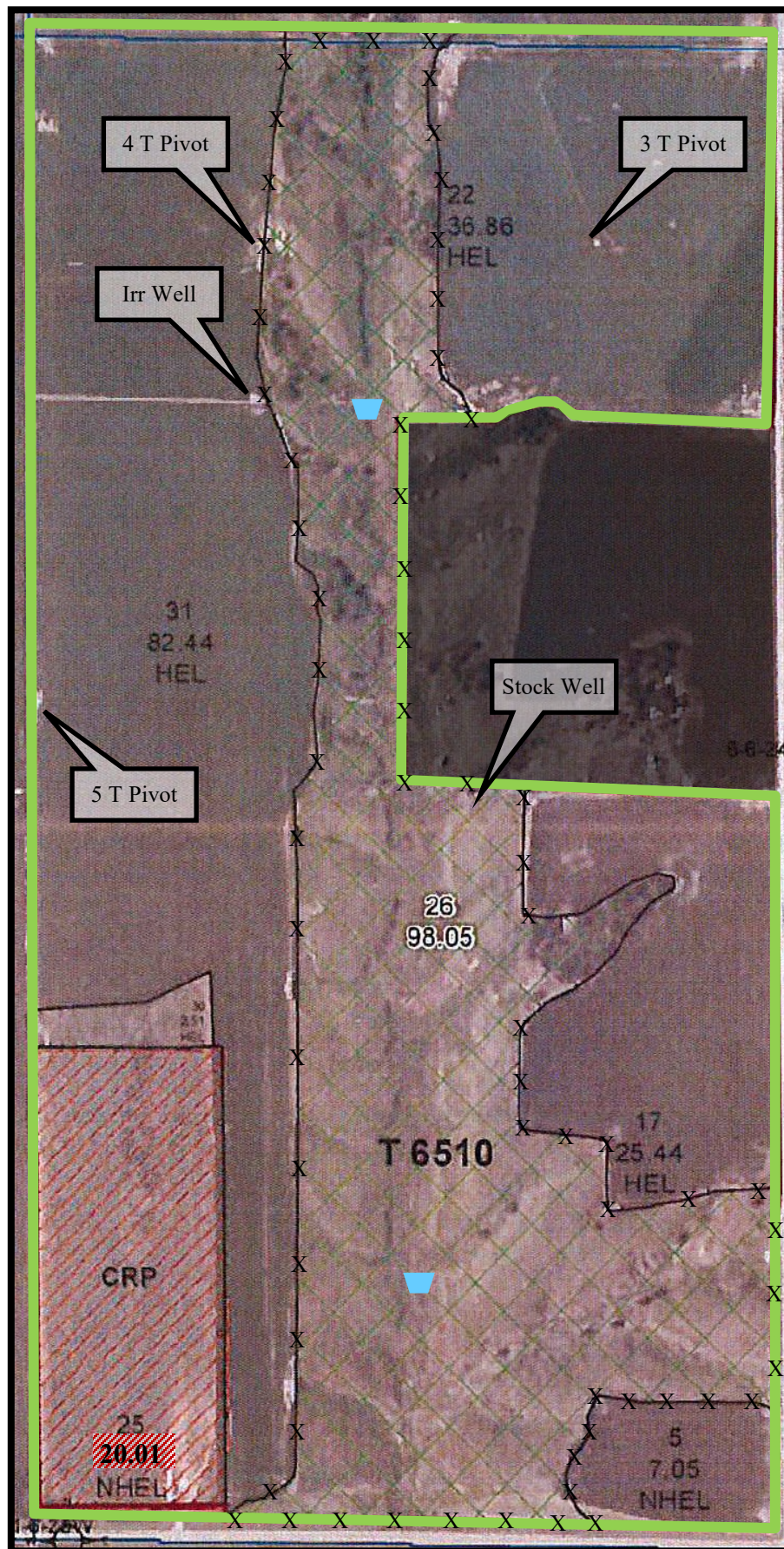
This is a very productive, well-maintained combination farm.



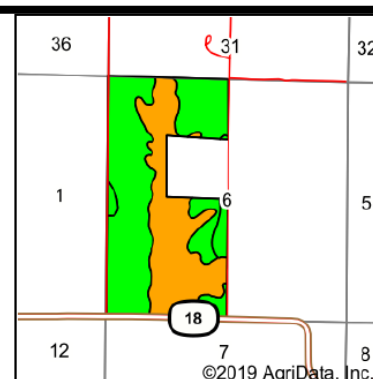
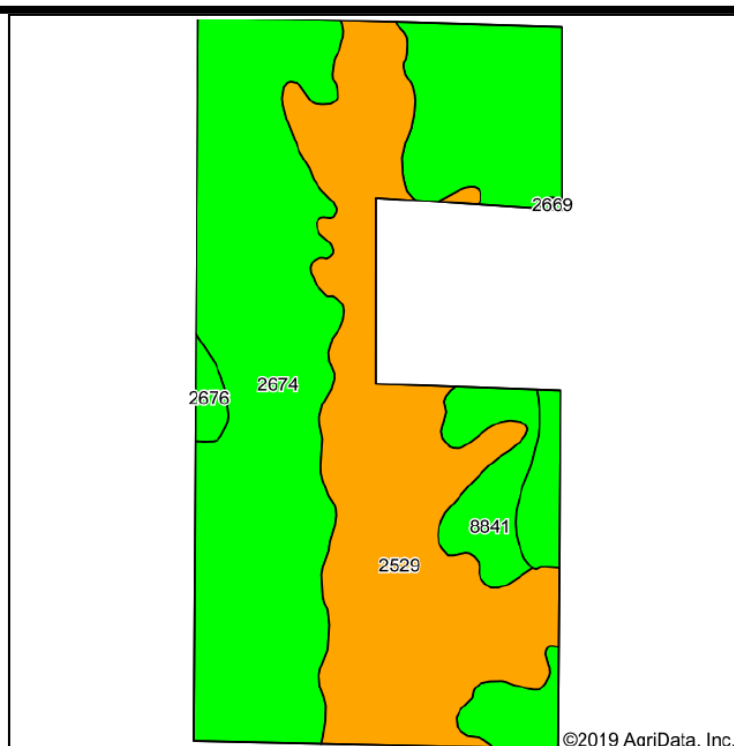
Irrigation Well Site



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



Soils data provided by USDA and NRCS.

Area Symbol: NE063, Soil Area Version: 16																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Winter wheat	*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%		Ile	Ile								75	52	50	75
2529	Coly and Uly silt loams, 11 to 30 percent slopes	102.99	37.2%		Vle		34							60	44	32	60
8841	Hall silt loam, 1 to 3 percent slopes	14.79	5.3%		Ile	Ile	70	2	5	42	134	42	39	67	43	44	67
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	2.98	1.1%		Ille	Ille								62	42	38	62
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	0.27	0.1%		Ile	Ile	68							63	43	38	63
Weighted Average							16.4	0.1	0.3	2.2	7.2	2.2	2.1	*n 68.8	*n 48.4	*n 42.9	*n 68.8



LAND FOR SALE

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:

Well Registration :G-026610
Completion Date :10/25/1966 at 1,000gpm
Well Depth :224'
Static Water Level :108'
Pumping Level :168'
Column : 9"
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

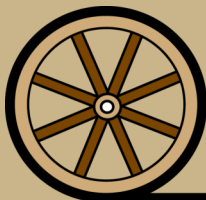
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Bart Woodward
Listing Agent

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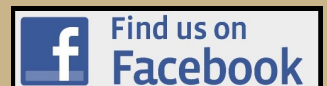
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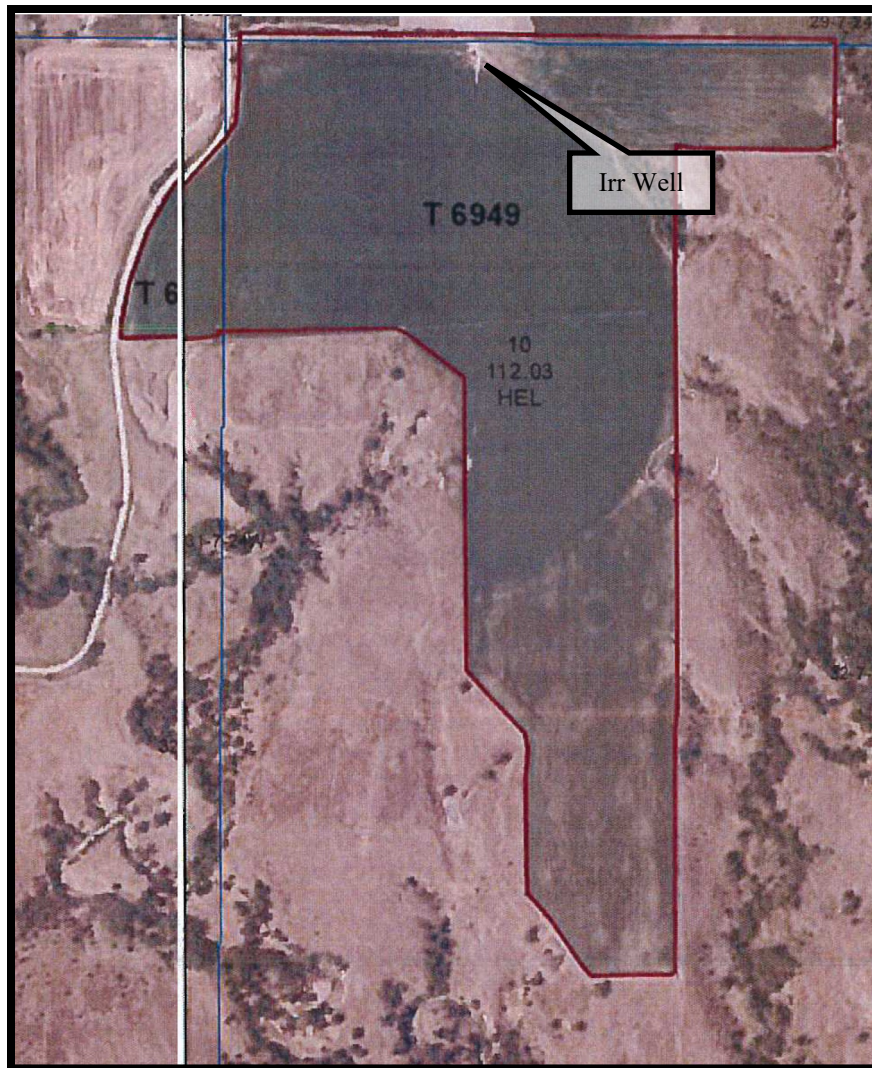
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Soils:

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

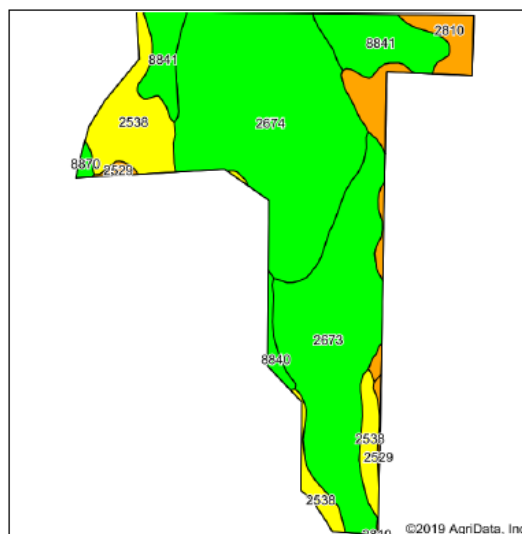
2018 Occupation Tax - \$600.00

Price:

\$370,000.00

Comments:

This is a good quality pivot irrigated farm with productive soils and excellent irrigation equipment.



Area Symbol: NF063, Soil Area Version: 16																	
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Winter wheat	*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	43.08	40.4%		Ile	Ile								75	52	50	75
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	29.67	27.8%		Ilc	Ilc								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%		Ile	Ile	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%		Ilc	Iw	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
8870	Hord silt loam, 1 to 3 percent slopes	0.51	0.5%		Ile	Ile	69							74	52	49	74
Weighted Average							18.1	0.4	1	7.4	15.5	7.9	7	*n 69.8	*n 47.6	*n 44.9	*n 69.8



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