

LAND FOR SALE

Friend Farm & Recreation



Location: 2 miles west and 1¼ miles north of Friend, Nebraska, at the intersection of County Road 300 and County Road C in Northwestern Saline County, Nebraska.

Legal Description: The Southwest Quarter (SW ¼) and the West Half of the Southeast Quarter (W ½ SE ¼) of Section Nine (9), Township Eight (8) North, Range One (1) East of the 6th P.M., Saline County, Nebraska [240.56 tax-assessed acres]

Comments: This is a highly productive tract of land with abundant water, excellent soils, and turn-key irrigation equipment. It is located in a highly-competitive farming community known for its strong markets and opportunities to raise high-value, specialty crops. Adjacent to the cropland is a well developed recreational parcel providing limitless hunting, fishing, and recreational opportunities.

Price: Parcels 1 & 2 (Combination): **\$1,800,000.00**
Parcel 1: **\$1,551,000.00**
Parcel 2: **\$249,000.00**

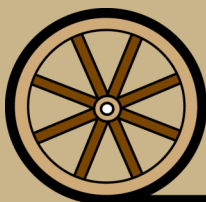
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Offered Exclusively By:



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

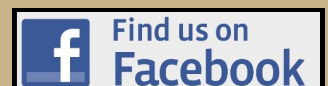
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are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



Parcel 1 - Irrigated Cropland

Natural

Resource District:

Upper Big Blue Natural Resource District, and is not subject to pumping restrictions.

Soils:

Primarily Hastings silt loam, with slopes ranging from 1-3%.

Taxes:

Estimated 2019 Taxes — \$14,478.49

Lease:

No lease, and buyer can obtain immediate possession at closing.

Irrigation

Information:

North Well

Well Registration: G-032246
Well Depth: 305 feet
Pumping Level: 85 feet
Gallons/Minute: 800 gpm
Gearhead: Amarillo 80hp, 1:1
- New in 2017
Motor: JD 6-cylinder diesel
with 2,000 gallon tank

Completion Date: 12/20/1969
Static Water Level: 80 feet
Column: 8 inches
Pump: Layne & Bowler
Pivot: 2011 7-tower
Reinke

South Well

Well Registration: G-072400
Well Depth: 297 feet
Pumping Level: 110 feet
Gallons/Minute: 900 gpm
Gearhead: Amarillo 100hp, 1:1
Motor: JD 6-cylinder diesel
with 1,000 gallon tank

Completion Date: 5/10/1989
Static Water Level: 82 feet
Column: 8 inches
Pump: Western Landroller
- New in 2018
Pivot: 2012 8-tower
Reinke &
corner arm

- 3-phase electricity is available on south-side of the farm.
- A 9-tower Lockwood pivot is on the east side of the farm and is fed with water from east neighbor's well and waters the southeast pivot corner. Northeast pivot corner is watered by a different pivot and same well owned by east neighbor.
- Both Reinke pivots equipped with remote monitoring systems.

FSA Information:

Total Farmland: 171.48 acres
Government Base Acres: Corn — 135.67
Soybeans — 40.12

Total Cropland: 171.48 acres
PLC Yields: Corn — 193
Soybeans — 60



South Well



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Parcel 1- Irrigated Cropland



North Well



Parcel 2 - CRP, 3 Ponds, Trees, & Creek

Natural

Resource District: Upper Big Blue Natural Resource District.

Leases:

No lease, and buyer can obtain immediate possession at closing.

Taxes:

Estimated 2019 Taxes — \$1,207.09

CRP Contract Information:

CRP contract expiring 09/30/22. Annual contract payment: **\$561.00**. CRP Acres: **4.98**

CRP contract expiring 09/30/26. Annual contract payment: **\$4,036.00**. CRP Acres: **28.69**

FSA Information:

Total Farmland:	<u>62.79 acres</u>	Total Cropland:	<u>33.67 acres</u>
Government Base Acres:	<u>Gr. Sorg.— 1.54</u>		
	<u>Soybeans — 23.36</u>		

Comments:

Tremendous wildlife habitat! North pond was stocked (2012-2013) with largemouth bass (up to 20”), catfish (up to 32”) & bluegill (up to 10”), and a second pond has bullheads & minnows. A third pond attracts wood ducks, occasional migratory birds and turtles. The property also offers a ½ mile of Johnson Creek. Abundant whitetail deer, pheasant, quail, turkey, and an occasional bobcat. *(An arrangement with a nearby farmer maintains pond level during drought years).*



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Parcel 2 - CRP, 3 Ponds, Trees, & Creek



Parcels 1-2 (Maps)

