

LAND FOR SALE

SW BRULE PIVOT



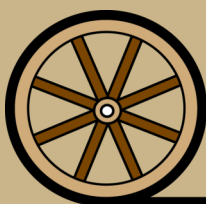
- Location:** 3 miles south of Brule, NE on Cty. Rd. West I & then 1-1/2 miles west on Cty. Rd. West 40.
- Legal Description:** SW1/4 (Excluding 4.25 Ac. Bldg Site) Section 32-T13N-R40W of the 6th P.M., Keith County, Nebraska
- Acres:** 154.32 Tax Assessed Acres
- Taxes:** 2019 Real Estate taxes payable in 2020 are \$5,323.90
- Land Use:** The property includes 122 pivot irrigated acres and 32 acres of flood irrigated and/or dryland
- FSA Info:** 151.07 acres DCP Cropland with 151.07 Corn base and 159 bu. PLC yield
- Irrigation:** There are 148.2 certified irrigated acres in the Twin Platte NRD. Well registrations: G-019610 and G-019611. G-019610 Drilled in 2003 set up to pump 1,000 G.P.M. from 135' well depth; G-019611 Drilled in 2015 set up to pump 850 G.P.M. from 140' well depth. Also has Western Irr. Ditch rights.
- Equipment:** 1 - 2017, 8 tower Valley Pivot; 1 75HP elec. motor, 1 90HP gearhead, 1 6404DR John Deere diesel engine, 2 Western Land Roller pumps & 1 Fuel tank
- Soils:** Excellent soils—63.8% Class I Duroc Loam & 36.2% Bayard very fine sandy loam.
- Price:** \$650,000
- Comments:** This is an excellent pivot irrigated quarter with good county road access on both the south and west boundaries.
- Contact:** Mike Polk; Co-Listing Agent
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Don Walker; Co-Listing Agent
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John Childears, Bruce Dodson, Chase Dodson, Brian Reynolds, Tony Eggleston



Mike Polk
Co-Listing Agent



Don Walker
Co-Listing Agent



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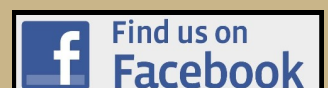
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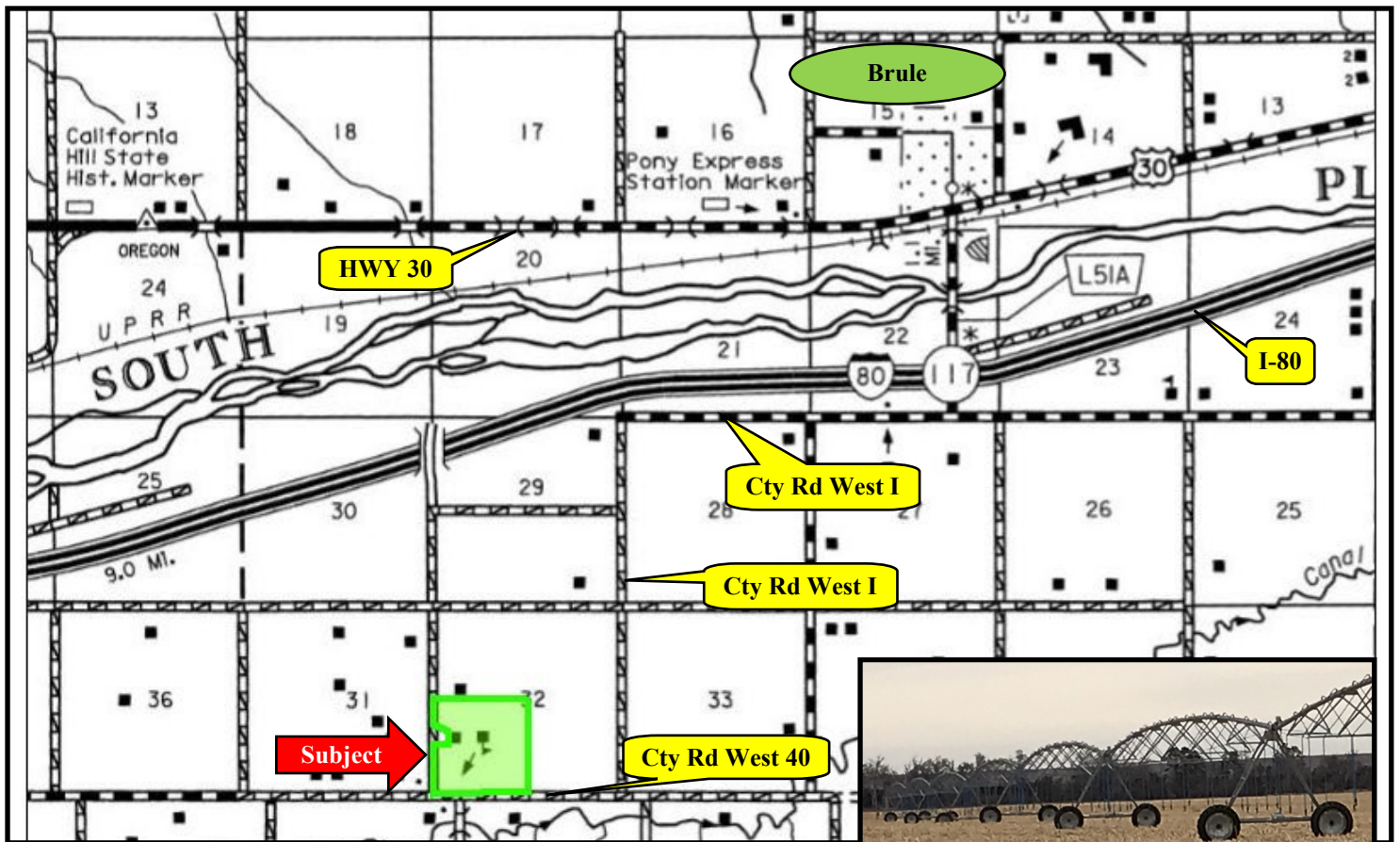
NORTH PLATTE OFFICE

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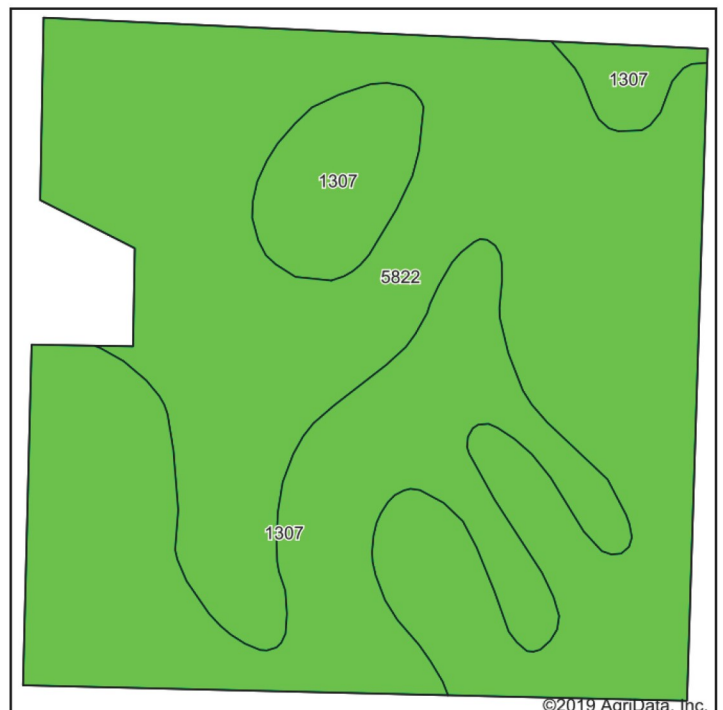
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Area Symbol: NE101, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Winter wheat
5822	Duroc loam, terrace, 0 to 1 percent slopes	96.47	63.4%		Ilc	I	2500	58	46
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	55.75	36.6%		Ile	Ile	1800	47	34
Weighted Average							2243.6	54	41.6