

LAND FOR SALE

RCC FARMS ROCK COUNTY

Location:

6 miles south and 2 1/2 west of Bassett, Nebraska or 2 miles south and 5 miles east of Long Pine, Nebraska. (Located on the corner of 444 Ave and 874 Road.)

Legal Description:

NW1/4 Section 18-T29N-R19W of the 6th P.M., Rock County, Nebraska.

Property Description:

Rock County Assessor indicates a total of 160.00 acres. Farm consists of pivot irrigated cropland with native grass corners and grain storage bins.

Building Improvements:

Three storage bins equipped with drying floors, fans, and unloading augers. Estimated capacity of 37,000bu. Stock well equipped with electric submersible.

Irrigation Information:

Well Registration: G-036004 Completion Date: 1/25/1972 @ 1,000gpm Well Depth: 257'
Static Water: 34' Pumping Level: 70' Column: 9" Pump - Western Land Roller
Power Unit - 75hp, GE motor Pivot - 7-tower Valley
Farm is located in the Upper Elkhorn Natural Resource District and includes 130.75 certified irrigated acres.

Soils:

Irrigated soils consist primarily of Class III and IV Boelus, Pivot, and Valentine loamy fine sands with slopes of 0-9%.

Taxes:

2019 Real Estate Taxes - \$4,212.18

List Price:

\$770,000

Lease:

Farm sells subject to a custom farming agreement for the 2020 growing season.

Comments:

Well maintained, productive farm located in a diverse farming community.

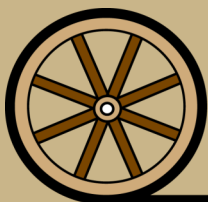
Contact:

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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Kent Richter
Listing Agent

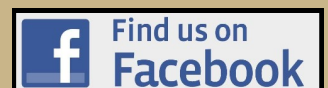
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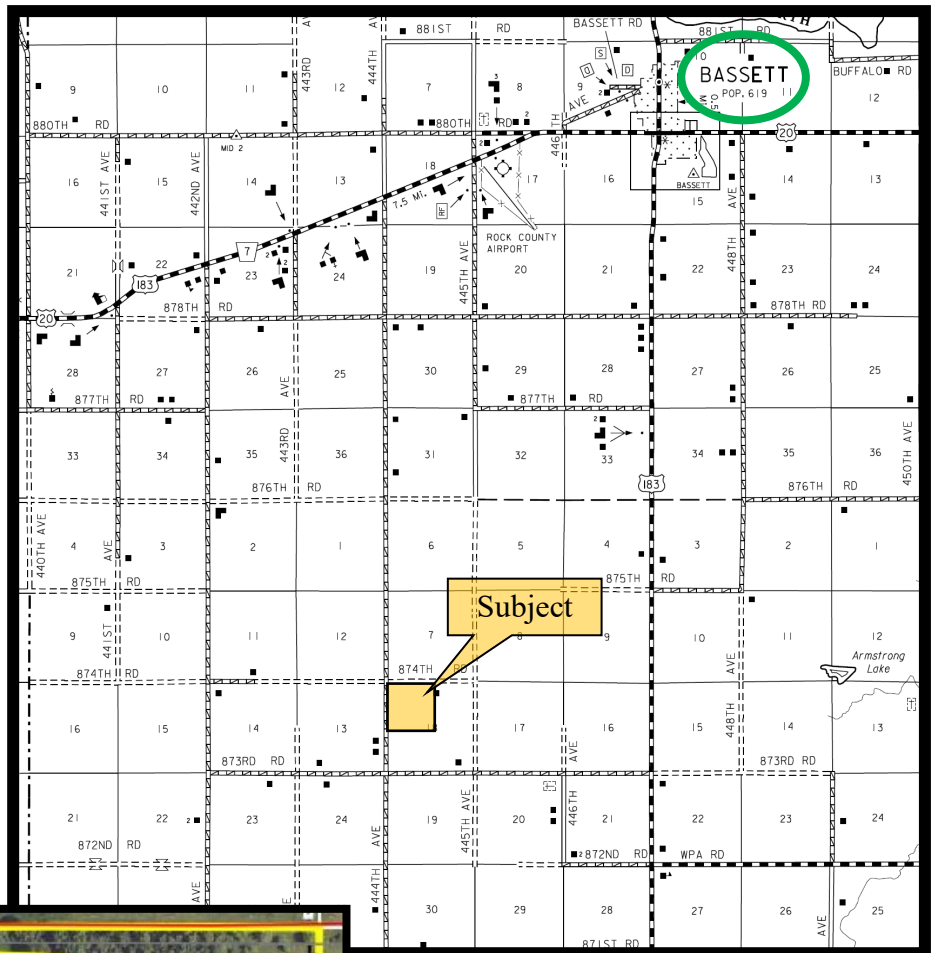


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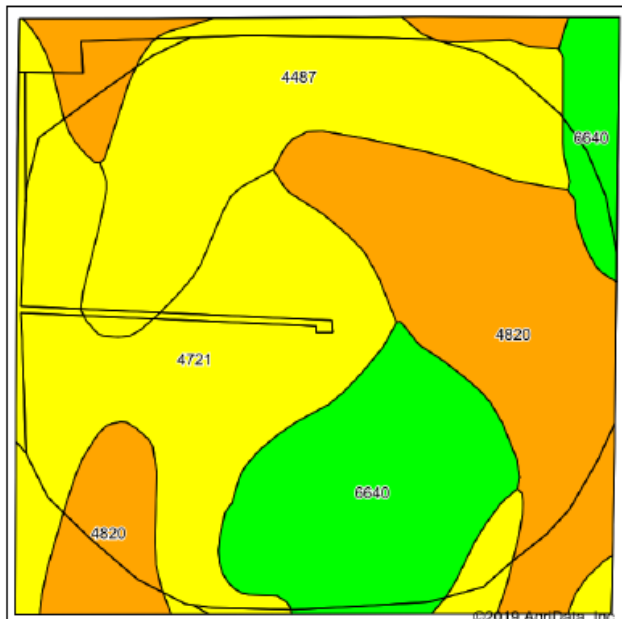
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Area Symbol: NE149, Soil Area Version: 19

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	*n NCCPI Overall	*n NCCPI Soybeans
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	47.62	29.9%		Vle	IVe		1	3		86	29	22
4721	Pivot loamy sand, 0 to 3 percent slopes	47.19	29.6%		IVe	IIIe	33					30	18
4487	Dunday loamy fine sand, 0 to 3 percent slopes, moist	33.86	21.3%		IVe						5	32	25
6640	Boelus loamy sand, 0 to 3 percent slopes	30.64	19.2%		IIIe	IIIe	55	3	5	40	134	42	42
Weighted Average							20.4	0.9	1.9	7.7	52.5	*n 32.4	*n 25.3

