

LAND FOR SALE

Hamilton County Industrial



Comments:

- F-1-Flex district zoning providing a wide range of commercial and industrial opportunities.
- Natural gas, three-phase electricity, and City of Aurora sewer are all available along with a high-capacity water well providing access to the area's abundant ground water.
- Located along Nebraska's HWY 34 corridor - home to numerous other successful commercial/industrial/agricultural businesses, including the adjacent anhydrous ammonia facilities, pet food processor, and freight carrier.

Location:

From Aurora, Nebraska, 4 miles west on US Hwy 34 to N L Road in central Hamilton County, Nebraska. 6½ miles off of Interstate 80.

Legal

Description:

A tract of land comprising a part of the Southeast Quarter (SE¼) of Section Thirty-four (34), Township Eleven (11) North, Range Seven (7) West of the 6th P.M., Hamilton Co. Nebr. [39.14 tax-assessed acres].

Price:

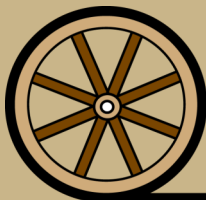
\$1,600,000.00

Contact:

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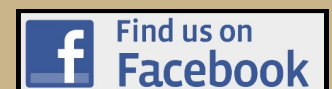
Offered Exclusively By:



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.



Natural

Resource District:

Upper Big Blue Natural Resource District [37.12 certified irrigated acres] with no pumping restrictions.

Soils:

Hastings silt loam, with slopes ranging from 0-1%. Currently gravity irrigated cropland with near level topography making for an excellent commercial or industrial site.

Taxes:

2019 Taxes—\$2,445.04

Leases:

Existing farm lease expiring on February 28, 2021.

Irrigation

Information:

Well Registration: G-162223
Well Depth: 220 feet
Pumping Level: 108 feet
Gallons/Minute: 800 gpm
Motor: Case IH Diesel
4 cylinder
(tenant owned)

Completion Date: 3/2/2012
Static Water Level: 100 feet
Column: 8 inches
Pump: Sargent
Gearhead: Amarillo 80hp 6:5

FSA Information:

Total Farmland: 37.05 acres
Government Base Acres: Corn—36.70

Total Cropland: 37.05 acres
PLC Yields: Corn—192



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IAMS Company to the west



CF Industries to the northwest



IAMS Company to the west



Koch Fertilizer to the east



Gravity Irrigated Cropland



Gravity Irrigated Cropland



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Maps

