

LAND FOR SALE

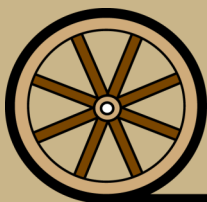


Western Keith Co. Pivot Quarter

- Location:** From the intersection of State St. and Hwy 30 in Brule, NE, 1 mile west to Rd. West I N, then north 7 miles to Hwy 26, then 4.5 miles west to Rd. West M N, then south 1 mile to Road West 140. 1 mile west on Road West 140 to the SE border of property.
- Legal Description:** SE1/4 Sec. 10-T14N-R41W of the 6th P.M., Keith County, NE
- Acres:** 160.14 Tax Assessed Acres
- Taxes:** 2020 Real Estate taxes payable in 2021 are \$3,687.60; 2020 Occupation taxes \$835.78
- Land Use:** The property includes 128.57 pivot irrigated acres, 19.5 acres of dry cropland & 10 acres of grass.
- FSA Info:** 156.5 cropland acres; Corn base 118.6 bu. @ 131 PLC.
- Soils:** Soils on this quarter are mostly Duroc silt loam, Sulco and Keith loams. 71% Class II and III soils.
- Water Rights:** Well Registrations G-039981, drilled 6/8/1973 to 420'; test pumped 1,288GPM @ 306' (at time of drilling); Located in the Twin Platte NRD with 128.58 Certified Irrigated Acres
- Equipment:** 1 Valley pivot irrigation system, generator with power panel, Case power unit, Randolph 150 HP gearhead S# R0310112, and Sargent pump S# GR09C137.
- Possession:** Possession at Closing.
- Price:** \$532,000
- Comments:** Productive pivot quarter with county road access on the south side of property.
- Contact:** **Bruce Dodson, AFM; Listing Agent 308-539-4455 | email bruce@agriaffiliates.com**
Mike Polk, John Childears, Chase Dodson, Don Walker, Brian Reynolds, Tony Eggleston, Brad Atkins, Mike Wilken, Dallas Dodson



Bruce Dodson, AFM
Listing Agent



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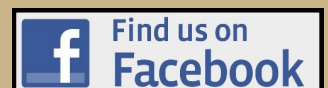
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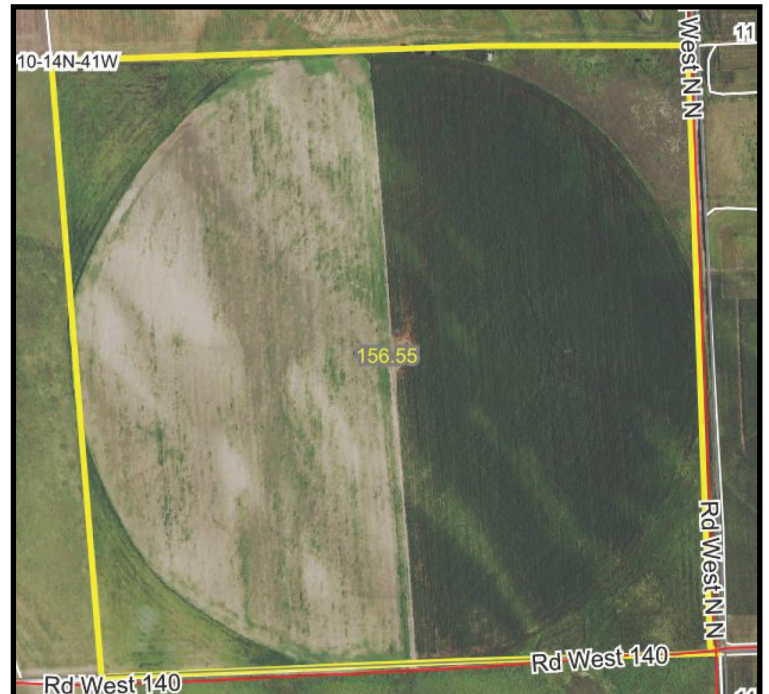
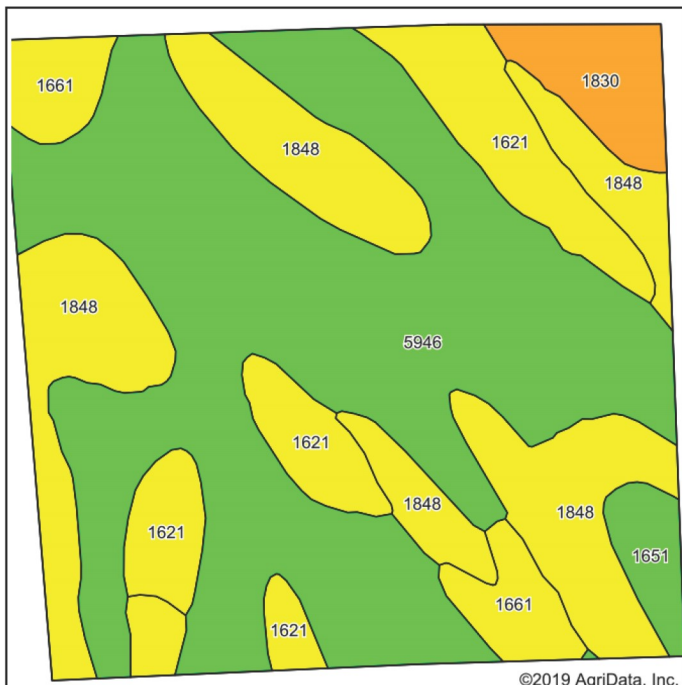
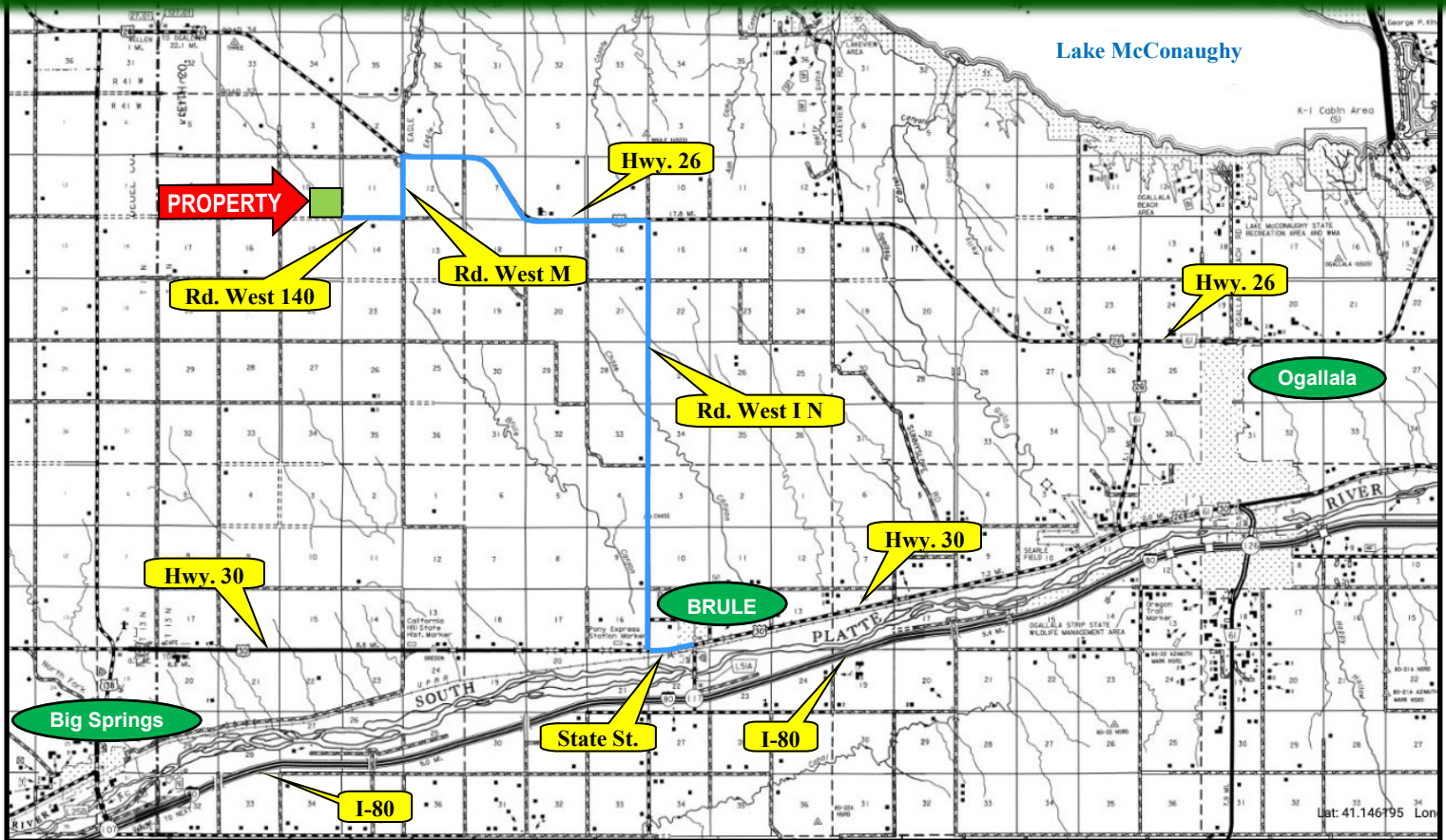
NORTH PLATTE OFFICE

P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244





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)	*n NCCPI Corn	*n NCCPI Small Grains
5946	Duroc silt loam, 1 to 3 percent slopes	81.58	52.1%		Ile	Ile	2475	28	33
1848	Sulco loam, 6 to 9 percent slopes	39.27	25.1%		IVe	IVe	1650	22	22
1621	Keith loam, 3 to 6 percent slopes	18.50	11.8%		IIIe	IIIe	1703	28	33
1661	Lodgepole silt loam, frequently ponded	7.77	5.0%		IIIw	IVw	2000	26	10
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	6.02	3.8%		Vle		1707	13	14
1651	Kuma loam, 1 to 3 percent slopes	3.41	2.2%		Ile	Ile	1711	28	34
Weighted Average							2107.1	*n 25.8	*n 28.4

Bruce Dodson, AFM
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