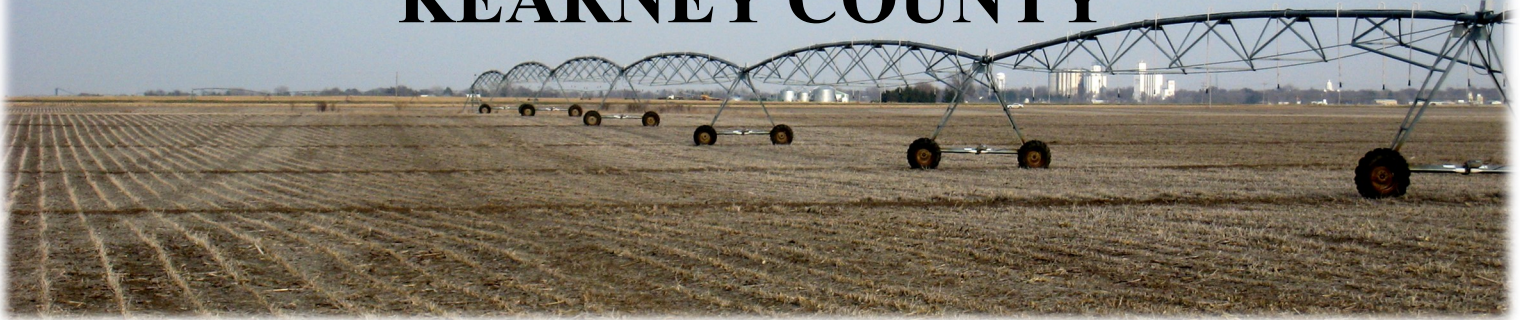


LAND FOR SALE

HILLIARD TRUST FARM KEARNEY COUNTY

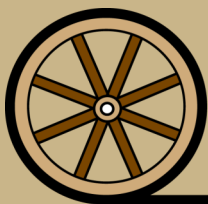


- Location:** 2 miles west of Minden, Nebraska. (Farm located on the corner of 30 Road and M Road).
- Legal Description:** SE1/4 Section 3-T6N-R15W of the 6th P.M., Kearney County, Nebraska.
- Property Description:** Kearney County Assessor indicates a total of 160.11 acres. Farm consists of good quality pivot irrigated cropland with gravity irrigated and dry crop corners, along with off-season pasture.
- Farm Service Agency Information:** Total Cropland - 146.12 acres
Government Base Acres - Corn: 132.00ac w/ PLC yield of 193bu/acre
All cropland is considered non-highly erodible by the NRCS.
- Irrigation Information:** Irrigation water is provided by 140 acres of surface water rights from Central Nebraska Public Power and Irrigation District. The canal pump site is located in the southeast corner, with water available to gravity irrigate the southeast pivot corner and is delivered via underground pipe to the pivot point.
- Irrigation Equipment:** **Pump** - Layne Bowler **Power Unit** - WEG, 30hp electric motor **Control Panel** - Siemens
Pivot - Valley Model 8000, 7-tower, with drop nozzles, set at 800gpm 29psi, purchased in 2006
Property is located in the Tri-Basin Natural Resource District and includes a total of 139.12 certified irrigated acres.
- Comments:** This is a good quality pivot irrigated farm located in a strong farming community.
- Contact:** **Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com**
Bryan Danburg, Sales Associate 308-380-3488
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

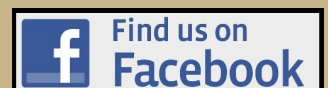
Offered Exclusively By:



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

KEARNEY OFFICE
P O Box 1390
2418 Hwy 30 E
Kearney, NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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.



Soils:

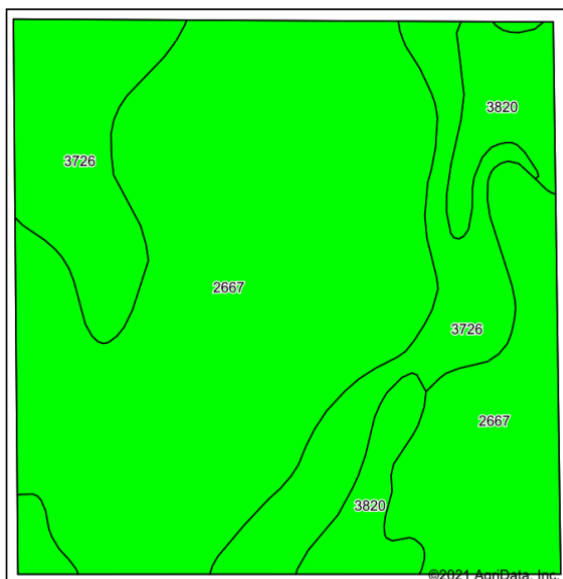
Soils consist primarily of Class I Holdrege and Detroit silt loams with lesser amounts of Butler silt loam. Slopes range from 0-1%.

Taxes:

2020 RE Taxes - \$8,213.62

List**Price:**

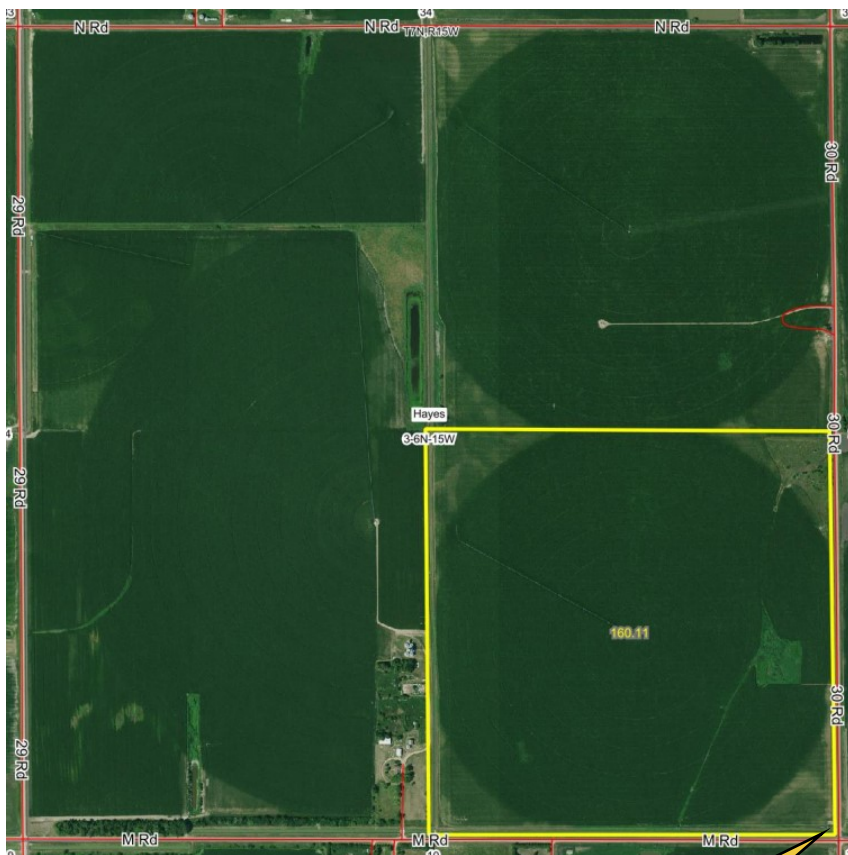
\$1,224,000



Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
2667	Holdrege silt loam, 0 to 1 percent slopes	109.33	68.3%		Ile	Iw	74
3726	Detroit silt loam, 0 to 1 percent slopes	37.16	23.2%		Ilc	Iw	69
3820	Butler silt loam, 0 to 1 percent slopes	13.62	8.5%		Ilw	Iw	66
Weighted Average							72.2

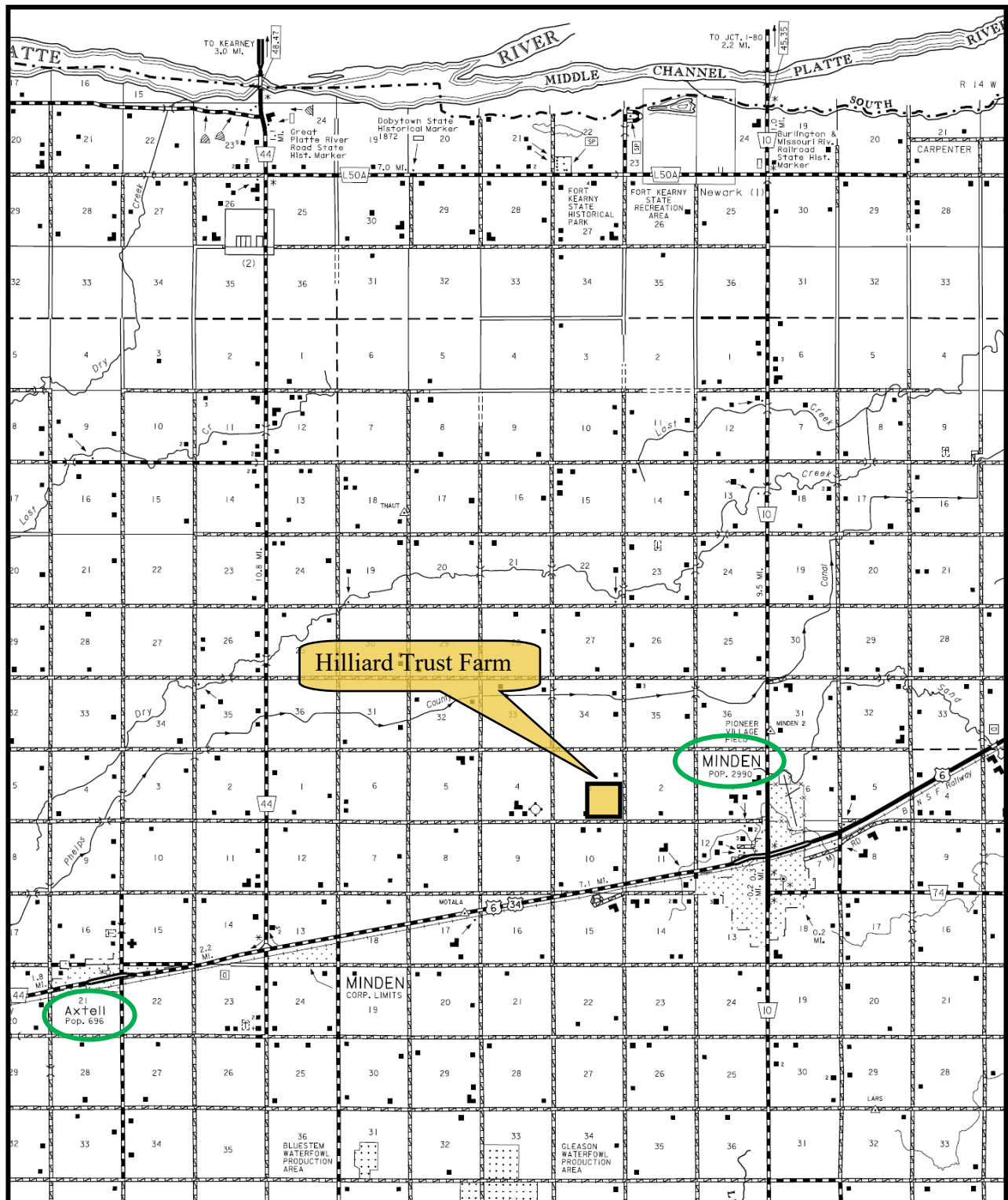
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.



Pump Site



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