## LAND FOR SALE





**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



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KEARNEY OFFICE

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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.

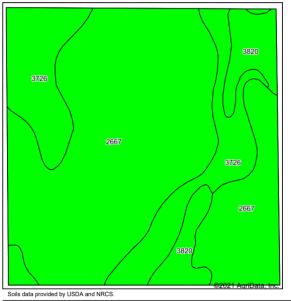


**Soils:** Soils consist primarily of Class I Holdrege and Detroit silt loams with lesser amounts of Butler

silt loam. Slopes range from 0-1%.

Taxes: 2020 RE Taxes - \$8,213.62

<u>List</u> <u>Price:</u> \$1,224,000





Pump Site

Area Symbol: NE099, Soil Area Version: 22											
	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%		lle	lw	74				
3726	Detroit silt loam, 0 to 1 percent slopes	37.16	23.2%		llc	lw	69				
3820	Butler silt loam, 0 to 1 percent slopes	13.62	8.5%		llw	llw	66				
Weighted Average											

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





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32 33	34	35	36 BLUESTEM WATERFOWL PRODUCTION AREA	31	32	33	34 GLEASON P WATERFOWL PRODUCTION AREA	35	36	31	32	33	

