

LAND FOR SALE

BUFFALO COUNTY COMBINATION FARM



Location:

1 miles west and 2 1/2 miles south of Amherst on Daykin Road

Legal

Description:

SE1/4, except a 10.01-acre tract in the northeast corner, Section 30-T10N-R17W of the 6th P.M., Buffalo County, Nebraska.

Property

Description:

Farm includes a total of 150 acres. Farm consists of pivot and gravity irrigated cropland with dry crop and pasture.

Farm Service Agency

Information:

Total Cropland - 52.64 acres
Government Base Acres - Corn: 7.1 w/ PLC yield of 96bu/acre;
Soybeans 21.34 w/ PLC yield of 46bu/acre

Irrigation

Information:

Well Registration G-089125, Completion date 07/22/1996 at 750gpm
Well Depth 300', Static Well Level 90', Pumping Level 133', Column 6"
Pump: Western Land Roller, Gearhead: Amarillo 100hp,
Power Unit: Ford Model 460, propane, Pivot: 7-tower Valley pivot with Reinke controls
A full line of 6" mainline and gated irrigation pipe.
Property is located in the Central Nebraska Public Power and Irrigation District and has a total of 50.82 certified irrigated acres.

Comments:

Well maintained combination farm with productive cropland along with pasture, which is fenced into four separate paddocks.

Contact:

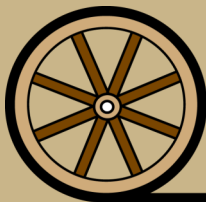
**Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Bryan Danburg, Sales Associate 308-380-3488**

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

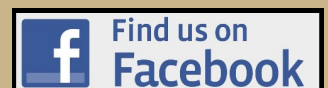
Offered Exclusively By:



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.



Livestock

Water:

Livestock water is provided by three ponds along with a well located on an adjoining property that provides water via underground pipeline to five separate water sites. A water agreement will be offered to the new owner.

Soils:

Cropland soils consist primarily of Class II and IV Holdrege Uly and Coly silt loams with slopes ranging from 0-11%, while the soils of the pasture consist primarily of Coly, Uly, Holdrege and Hobbs silt loams with slopes of 3-30%.

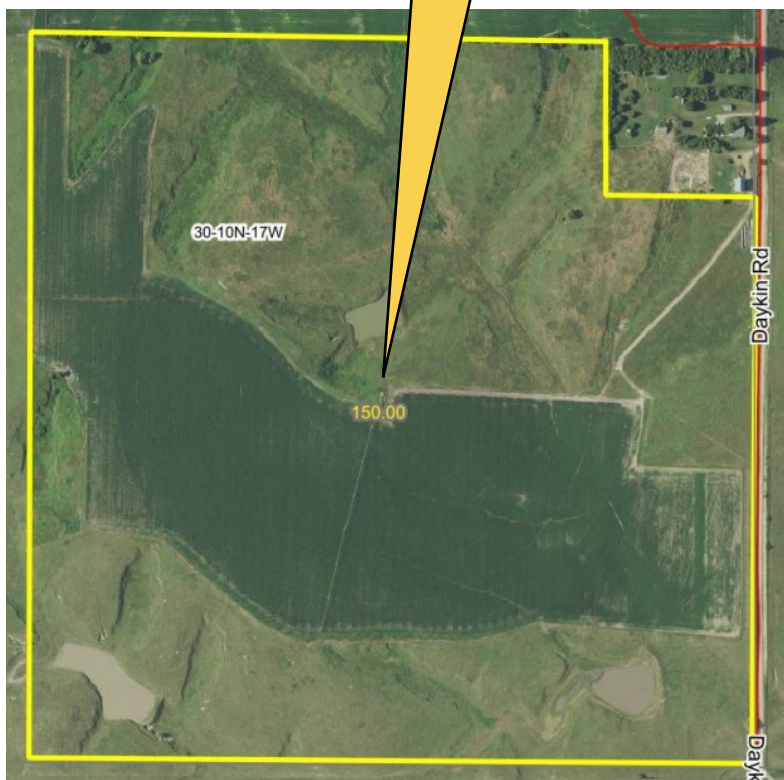
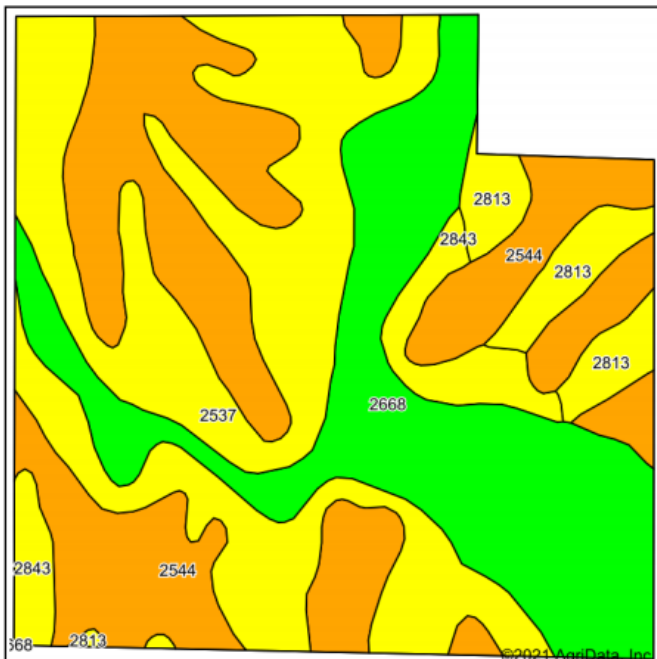
Taxes:

Estimated 2020 RE Taxes - \$4,200

List

Price:

\$475,000

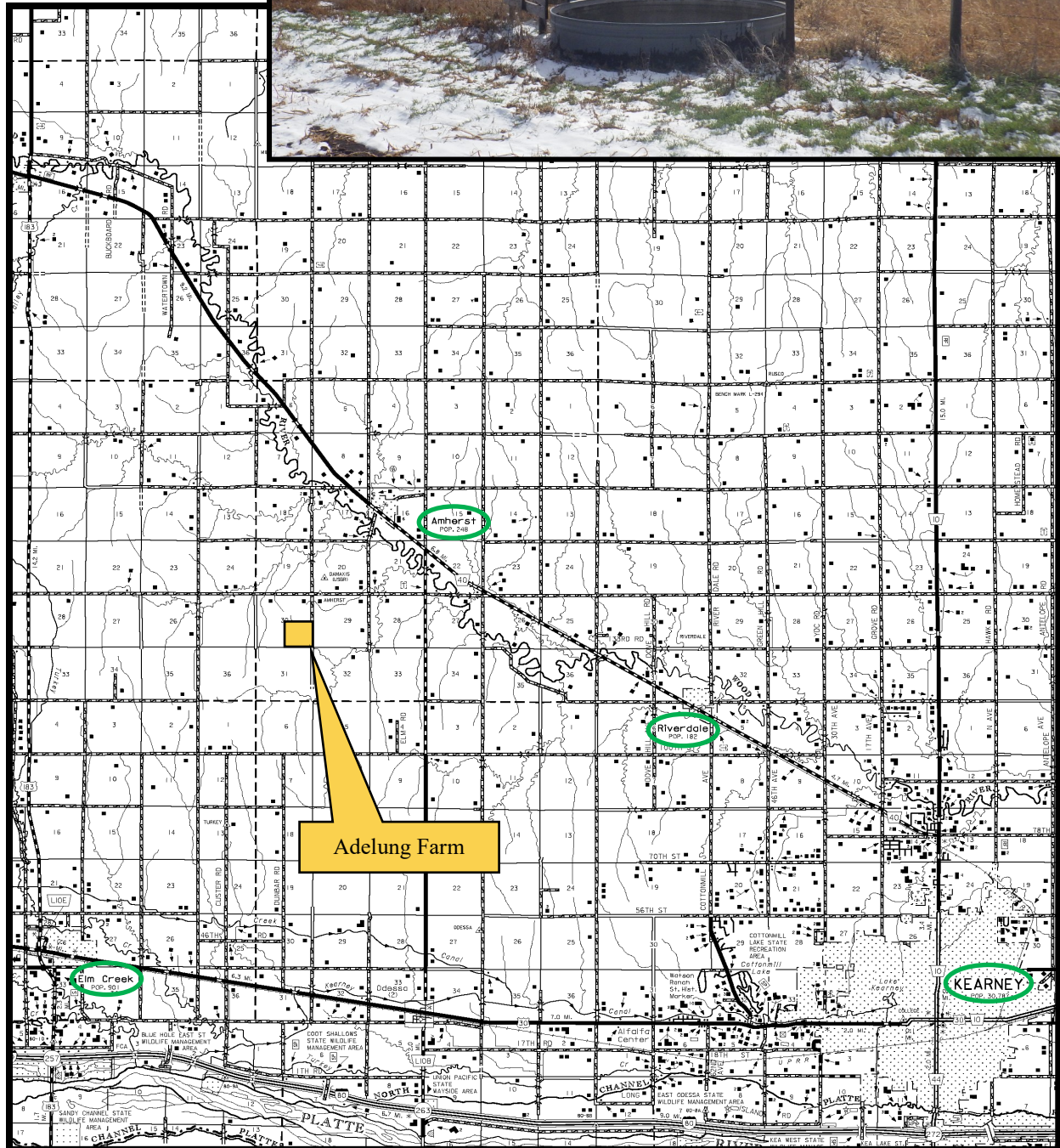


Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	*n NCCPI Overall	*n NCCPI Corn
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	48.07	32.0%		Vle		24	57	41
2537	Coly silt loam, 6 to 11 percent slopes	47.90	31.9%		IVe	IVe	51	67	45
2668	Holdrege silt loam, 1 to 3 percent slopes	38.70	25.8%		Ile	Ile	72	74	50
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	8.42	5.6%		IVe	IVe	63	71	47
2843	Uly, Holdrege and Coly soils, 6 to 11 percent slopes, eroded	6.91	4.6%		IVe	IVe	58	64	45
Weighted Average							48.8	*n 65.7	*n 45.1

*n: The aggregation method is "Weighted Average using all components"
Soils data provided by USDA and NRCS.



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



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