

LAND FOR SALE

Anderjaska Ranch Sherman County (Offered in 3 Parcels)

Location:

Located 1 1/2 miles west and 1 mile south of Loup City. (graveled Road 789 borders along the north, while minimum maintenance Road 788 borders along the south)

Legal

Description:

Part of the E1/2 Section 22 and part of the W1/2 Section 23; T15N-R15W of the 6th P.M., Sherman County, Nebraska. (See map for parcel borders. Final legal description and acres to be determined by a survey.)

Property

Description:

Farm consists of approximately 511.00 acres, with Parcel #1 having 13 estimated acres, Parcel #2 200 estimated acres and Parcel #3 298 estimated acres.

Parcel #1 consists of gravity irrigated cropland.

Parcel #2 consists of pivot irrigated cropland with dry crop and pasture.

Parcel #3 consists entirely of pasture.

Farm Service Agency

Information:

Parcel #1 - 9.9 acre corn base with PLC yield of 162 bu/acre

Parcel #2 - 47.7 acre corn base with PLC yield of 162 bu/acre

Irrigation

Information:

Parcel #1 contains 12.0 acres of water rights from the Middle Loup Irrigation District.

Parcel #2

Well Registration G122625

Completion Date - June 21, 2003 at 450 gpm

Well Depth - 380 feet

Static Water Level - 44 feet

Pumping Level - 100 feet

Column - 8 inch

Irrigation equipment includes a pump, gearhead, propane power unit and a 5 tower Zimmatic pivot.

Parcel #2 is located in the Lower Loup Natural Resource District and has a total of 51.0 certified irrigated acres.

Contact:

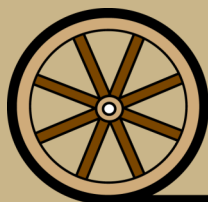
Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

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

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2418 Hwy 30 E

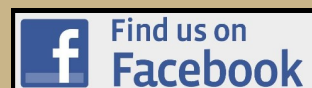
Kearney, NE 68848-1390

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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.



Livestock Water & Fencing:

Parcel #2 - Livestock water is provided by a well located on a neighboring improvement site via a water agreement, along with Cobb Creek.

Parcel #3 - Livestock water is provided by two wells equipped with solar pumps, two dams and Cobb Creek.

Soils:

Cropland soils consist primarily of Class I, II, and IV Hord, Cozad, Coly-Uly & Hobbs silt loams, while soils of the pasture consist primarily of Uly, Coly, and Hobbs silt loams, with slopes of 0-30%.

Real Estate

Taxes:

2020 Real Estate Tax - Parcel #1 - \$490.00 (estimate)
Parcel #2 - \$4,290.00 (estimated)
Parcel #3 - \$4,525.00 (estimated)

List Price:

\$875,000.00

Parcel #1 - \$ 45,400

Parcel #2 - \$368,500

Parcel #3 - \$461,100

Lease Information:

Property sells subject to a 2021 cash farm lease.

Comments:

This is a well maintained, productive property located in a strong farming and ranching community.

Parcel #2 - Well Site



Parcel #2 - Zimmatic Pivot

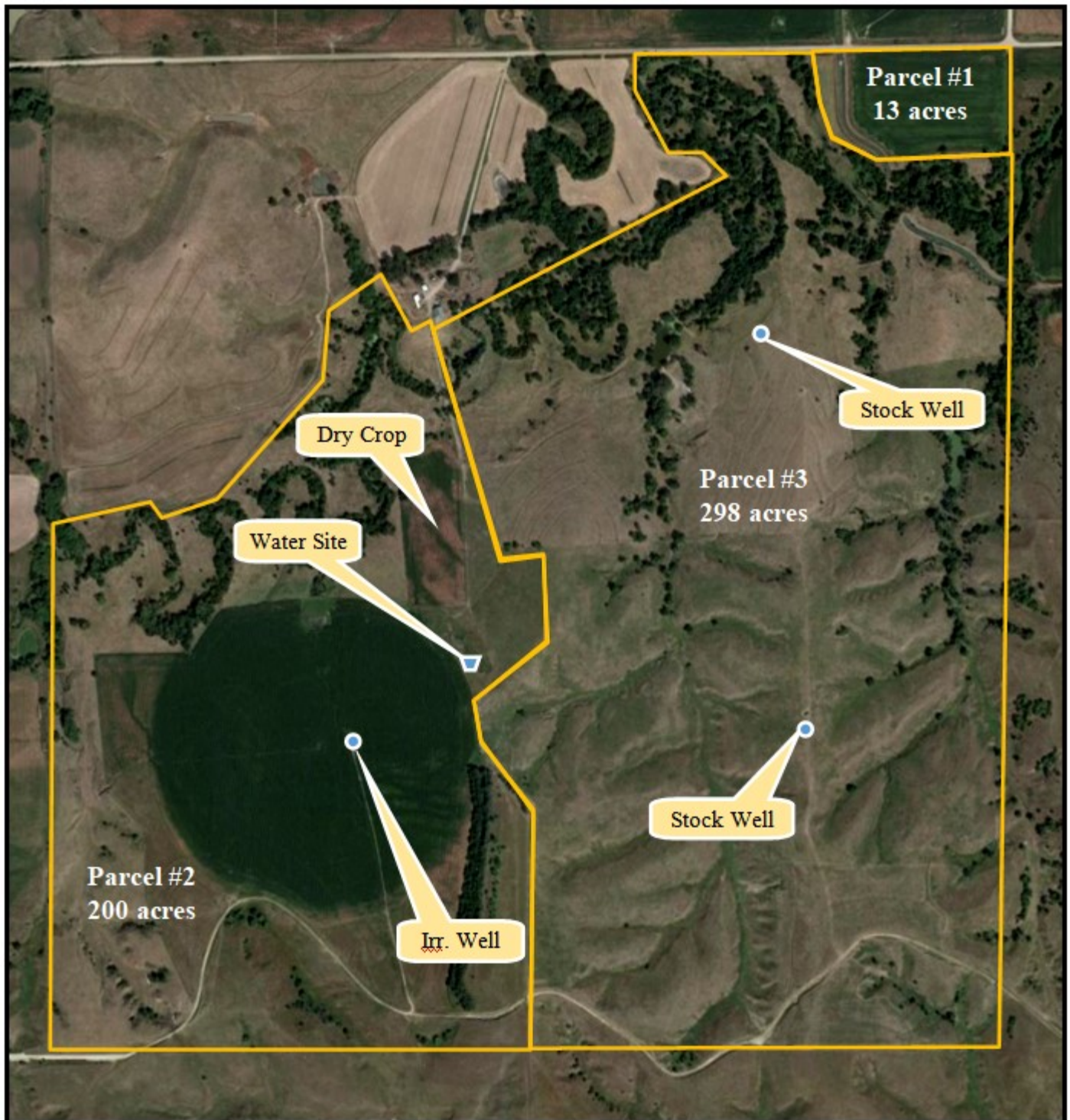


Parcel #3 - Stock Well



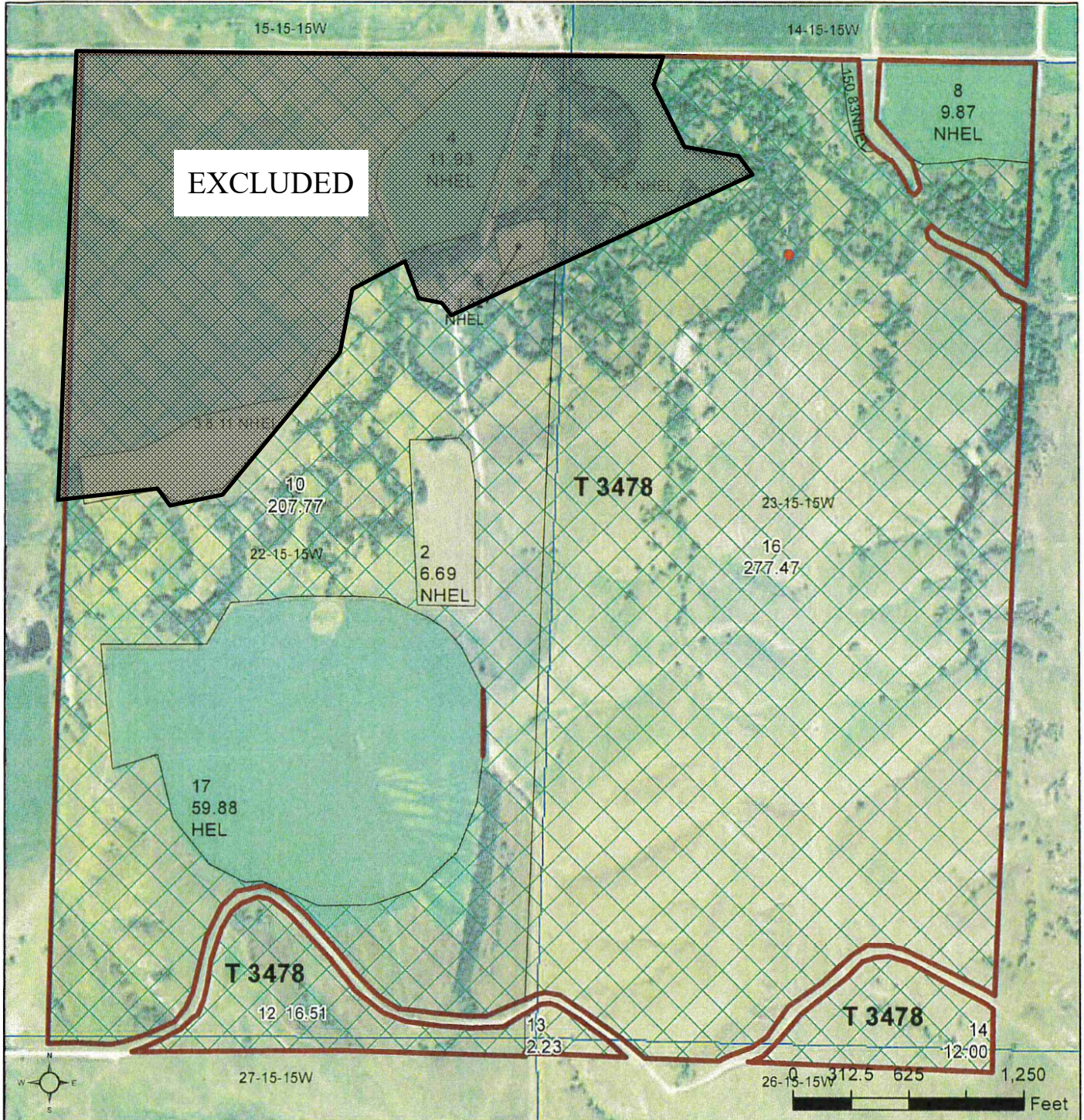
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**ANDERJASKA RANCH
AERIAL PHOTOGRAPH
SHERMAN COUNTY**

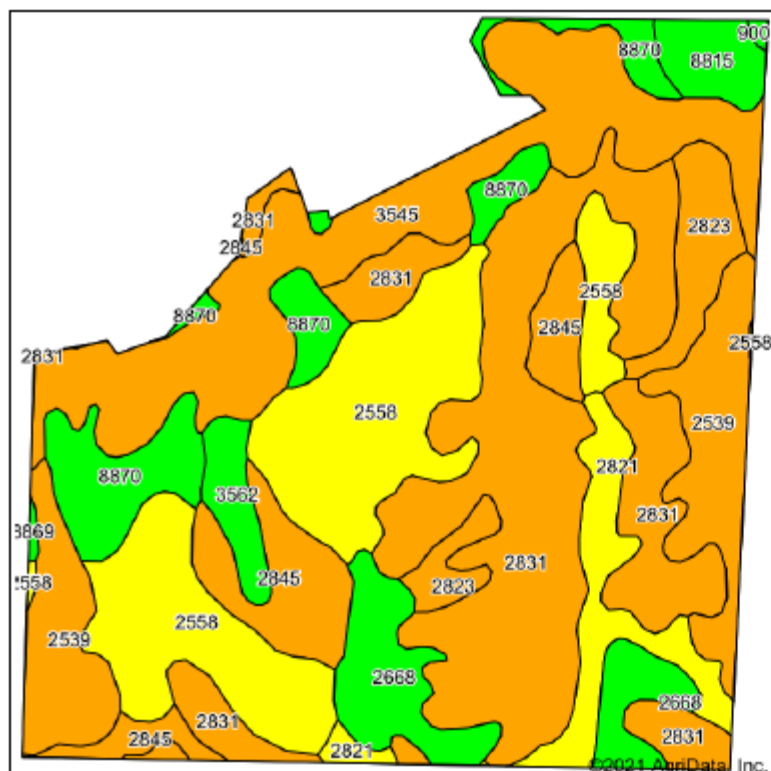


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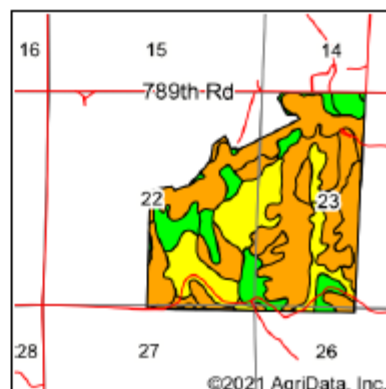
ANDERJASKA RANCH SHERMAN COUNTY FARM SERVICE AGENCY AERIAL PHOTOGRAPH



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Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Sherman**
 Location: **22-15N-15W**
 Township: **Central Loup City**
 Acres: **511**
 Date: **3/16/2021**

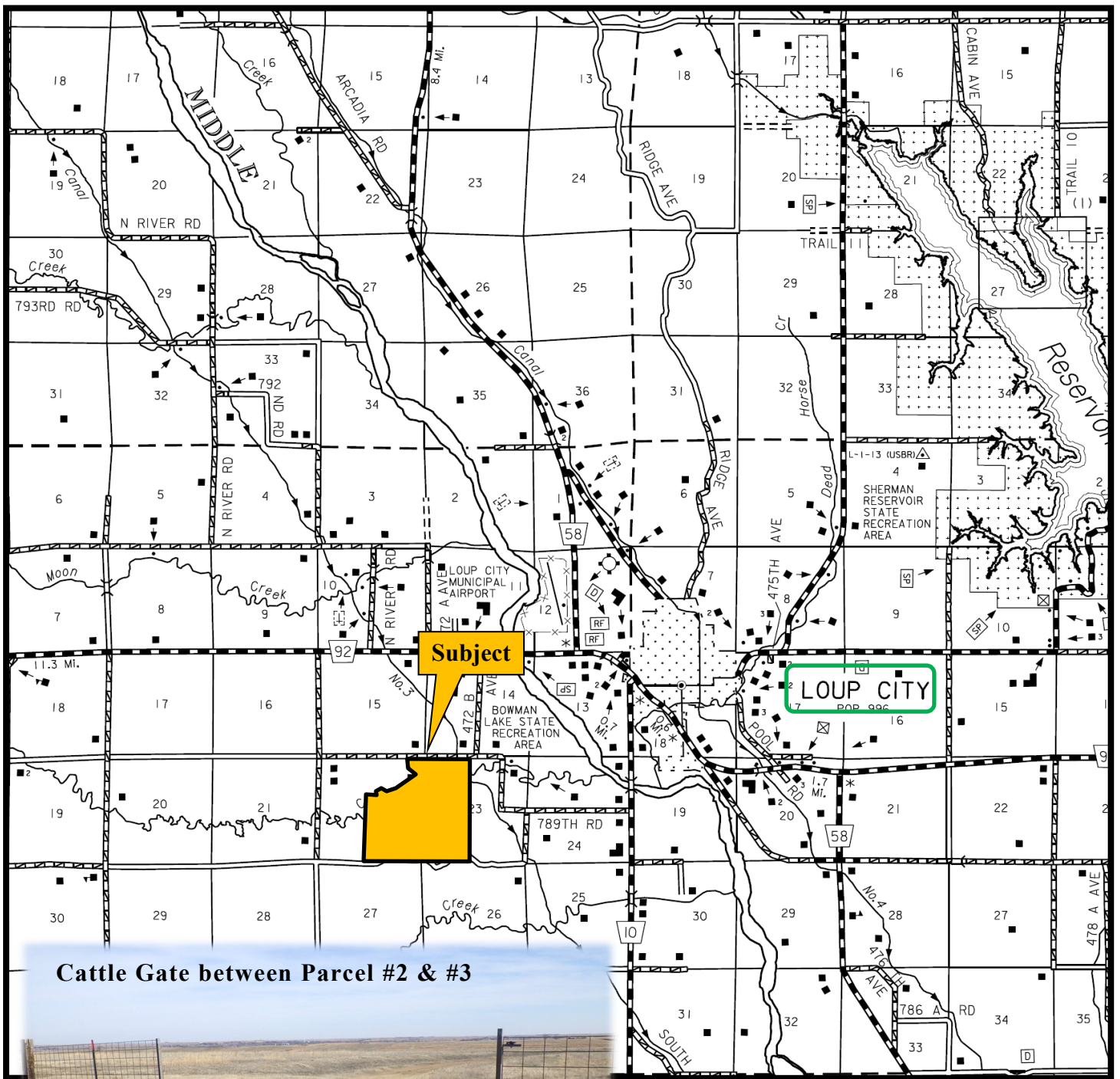


Area Symbol: NE163, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Com	Com Irrigated	Soybeans	Soybeans Irrigated	*n NCCPI Overall	*n NCCPI Corn
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	136.50	26.7%		Vle	IVe	24					49	37
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	92.10	18.0%		IVe	IVe	56					62	44
3545	Hobbs silt loam, channeled, frequently flooded	80.67	15.8%		VIw		53					38	31
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	45.63	8.9%		Vle	IIIe	51					28	22
8870	Hord silt loam, 1 to 3 percent slopes	35.17	6.9%		IIe	IIe	74					72	52
2845	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	31.29	6.1%		Vle							60	42
2668	Holdrege silt loam, 1 to 3 percent slopes	27.91	5.5%		IIe	IIe	72					74	50
2821	Uly silt loam, 6 to 11 percent slopes, eroded	23.33	4.6%		IVe	IVe	62					63	44
2823	Uly silt loam, 11 to 17 percent slopes, eroded	19.24	3.8%		Vle		56					61	43
8815	Cozad silt loam, 0 to 1 percent slopes	9.51	1.9%		IIc	I	70					70	58
3562	Hobbs silt loam, occasionally flooded, cool	8.58	1.7%		IIw	IIw						74	55
8869	Hord silt loam, 0 to 1 percent slopes	0.54	0.1%		IIc	Iw	75					74	52
9001	Anselmo fine sandy loam, 0 to 1 percent slopes	0.53	0.1%		IIe	IIe	61	40	135	30	40	55	48
Weighted Average							44.8	40	0.1	30	40	*n 53.3	*n 39.3

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





Cattle Gate between Parcel #2 & #3



Parcel #1—Gravity Irrigated



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