

# LAND FOR SALE

## HEMINGWAY FARM KEARNEY COUNTY



### Location:

10 miles northeast of Minden or 3 miles south and 4 1/2 miles west of Kenesaw, NE  
(Farm located on the corner of State Highway 6 and county gravel Road 43.)

### Legal

### Description:

SE1/4 Section 14-T7N-R13W of the 6th P.M., Kearney County, Nebraska.

### Property

### Description:

Kearney County Assessor indicates a total of 154.52 acres. Farm consists of good quality pivot irrigated cropland with irrigated and dry crop corners.

### Farm Service Agency

### Information:

Total Cropland - 153.12 acres  
Government Base Acres - Corn: 114.00 w/ PLC yield of 189 bu/acre  
Soybeans: 13.80 w/ PLC yield of 54 bu/acre

### Irrigation

### Information:

Well Registration: G-025022      Completion Date: 12/09/1965      at 1,000 gpm  
Well Depth - 171'      Static Well Level - 63'      Pumping Level - 98'      Column - 8"  
Pump - Layne Bowler      Power Unit - U.S. Electric 50hp electric motor      Control Panel - Eaton  
**(Pivot is tenant-owned and does not sell with property.)**  
Farm is located in the Tri-Basin Natural Resource District (NRD) and includes a total of 149.92 certified irrigated acres.

### Comments:

Farms sells subject to a 2021 cash farm lease. This is a highly productive good quality pivot irrigated farm located in a strong farming community.

### Contact:

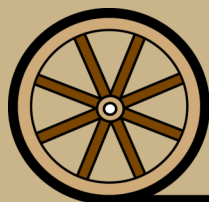
**Bart Woodward; Listing Agent 308-233-4605 or [bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)**  
**Bryan Danburg, Sales Associate 308-380-3488**

**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Bart Woodward**  
Listing Agent

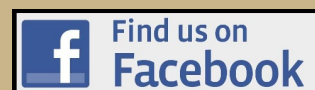
*Offered Exclusively By:*



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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.

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



## Soils:

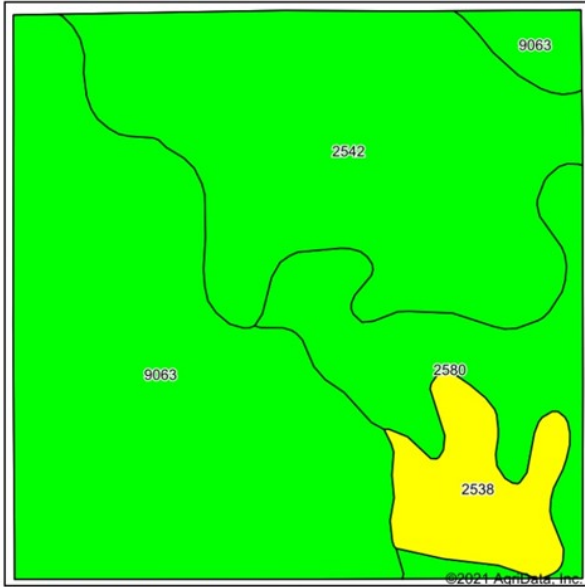
Soils consist primarily of Class I and II Kenesaw and Coly silt loams, with slopes of 0-3%, with lesser amounts of Class III and VI Coly silt loams, with slopes of 3-11%.

## Taxes:

2020 RE Taxes - \$8,363.30

## List Price:

**\$1,325,000**



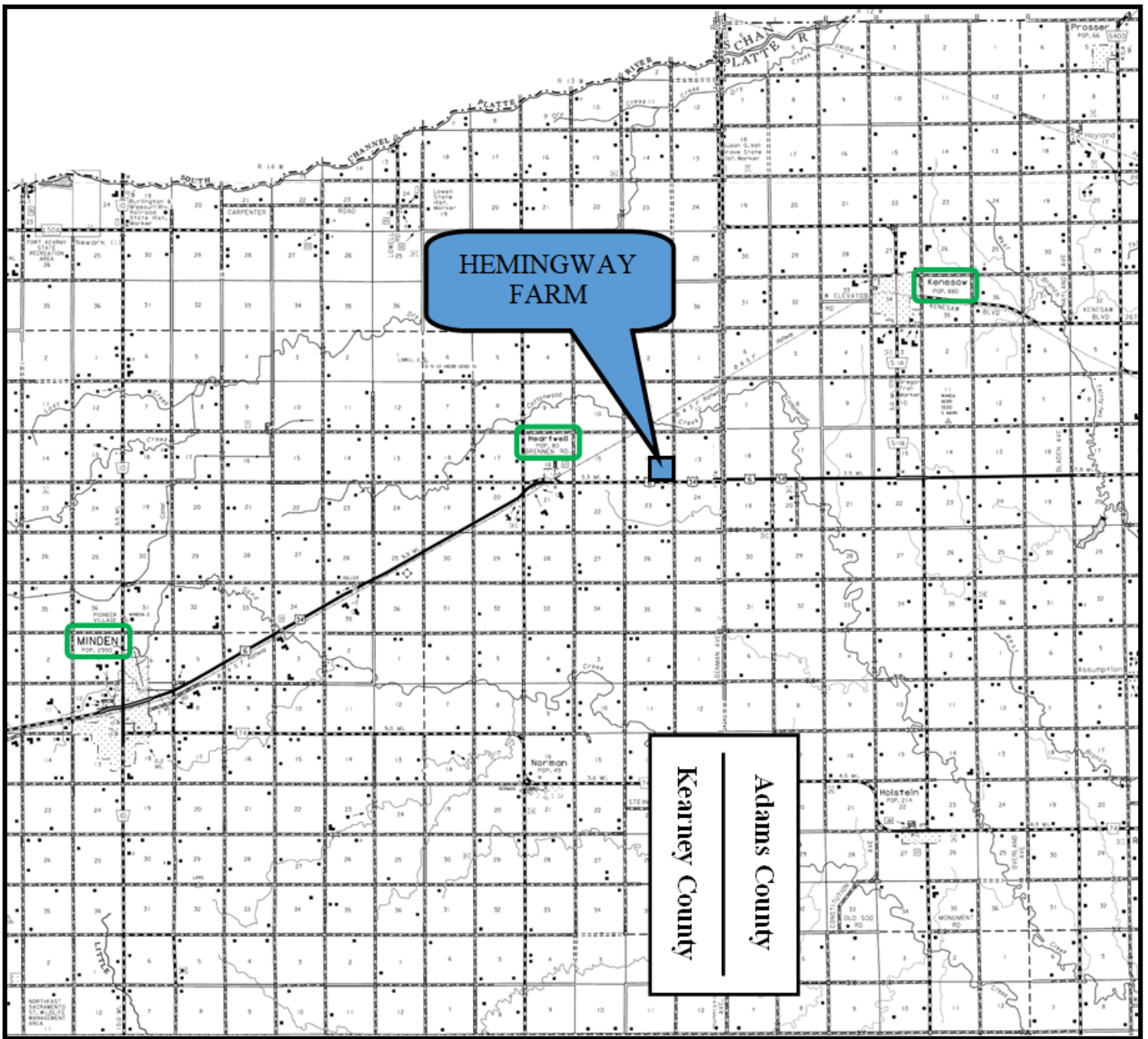
Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 22											
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Corn	Corn Irrigated	*n NCCPI Overall	*n NCCPI Corn
9063	Kenesaw silt loam, 0 to 1 percent slopes	66.93	43.7%		IIC	Ile	71			72	59
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	54.14	35.4%		Ile	Ile	65			68	51
2580	Coly silt loam, 3 to 6 percent slopes	21.10	13.8%		IIle	IIle	54			69	52
2538	Coly silt loam, 6 to 11 percent slopes, eroded	10.95	7.2%		IVe	IVe	50	33	108	58	44
Weighted Average							65	2.4	7.7	*n 69.2	*n 54.1

\*n: The aggregation method is "Weighted Average using all components"



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