

# LAND FOR SALE

## NIEDAN FARMS

1,480 TOTAL ACRES - 7 PARCELS



**Pivot Irrigated Cropland, Dry Cropland & 1 Set Improvements**

**7 Productive Parcels with Good Soils and Access.  
(county roads adjacent to each parcel)**



**Mike Polk**  
Listing Agent  
308.539.4446

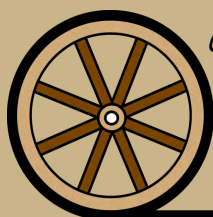


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*Offered Exclusively By:*

## AGRI AFFILIATES, INC.

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# PARCEL 1 - 278 Acres - Logan County



LOCATION: 8.5 miles west of Stapleton, NE on Hwy. 92 to Ave. 25. South on Ave. 25, 1/2 mile to NW access of parcel.

LEGAL DESCRIPTION: W1/2E1/2SE1/4; W1/2SE1/4 (Ex. Tr. in NW1/4SE1/4); S1/2SW1/4 Section 5; N1/2NW1/4 & Tr. #2 in NE1/4 Section 8 all in T17N-R29W of the 6th P.M., Logan County, Nebraska

ACRES & TAXES: 278.44 tax assessed acres in 2022 - 2020 taxes payable in 2021: \$5,971.08

PRICE: \$735,000.00

FSA INFO: 154.75 ac. Cropland: 7.47 ac. wheat base @ 49 bu./ac.; 38.91 ac. corn base @ 166 bu./ac.; 11.67 ac. soybean base @ 45 bu./ac.; 120 ac. pasture & old building site.

SOILS: Section 5: 57.2% Class II & III soils and 42% Class IV soils

Section 8: 80% Class IV soils and 20% Class VI soils.

IRRIGATION INFO: Section 5: NE Well Reg.# G-001976; 93 Cert. Irr. Ac. - **800 GPM from 70' at drilling**

Section 8: NE Well Reg.# G-123171; 65 Cert. Irr. Ac. - **600 GPM from 78' at drilling**

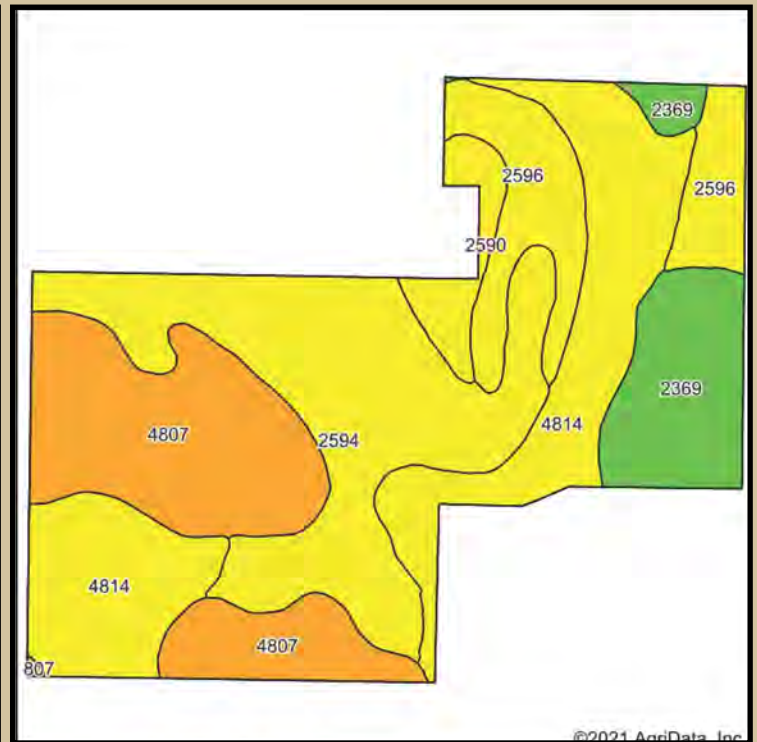
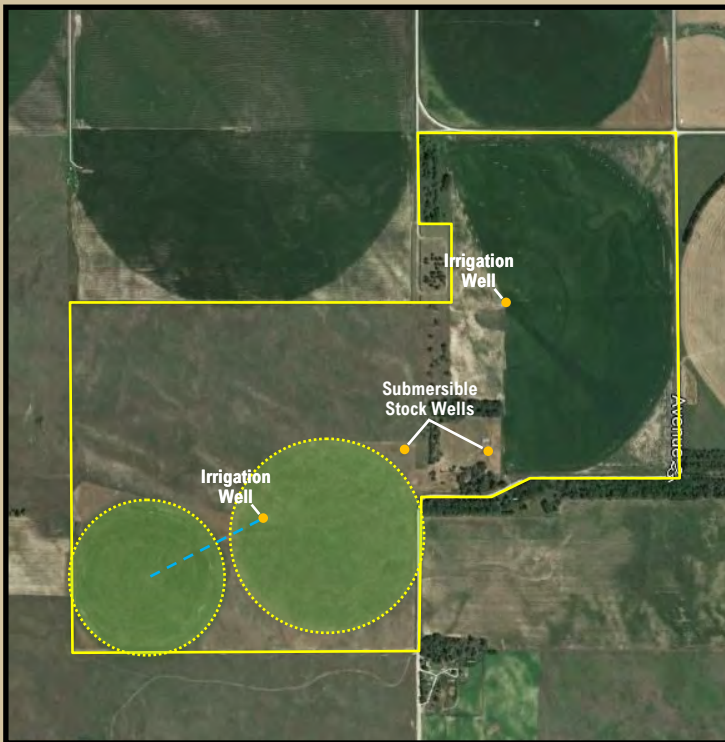
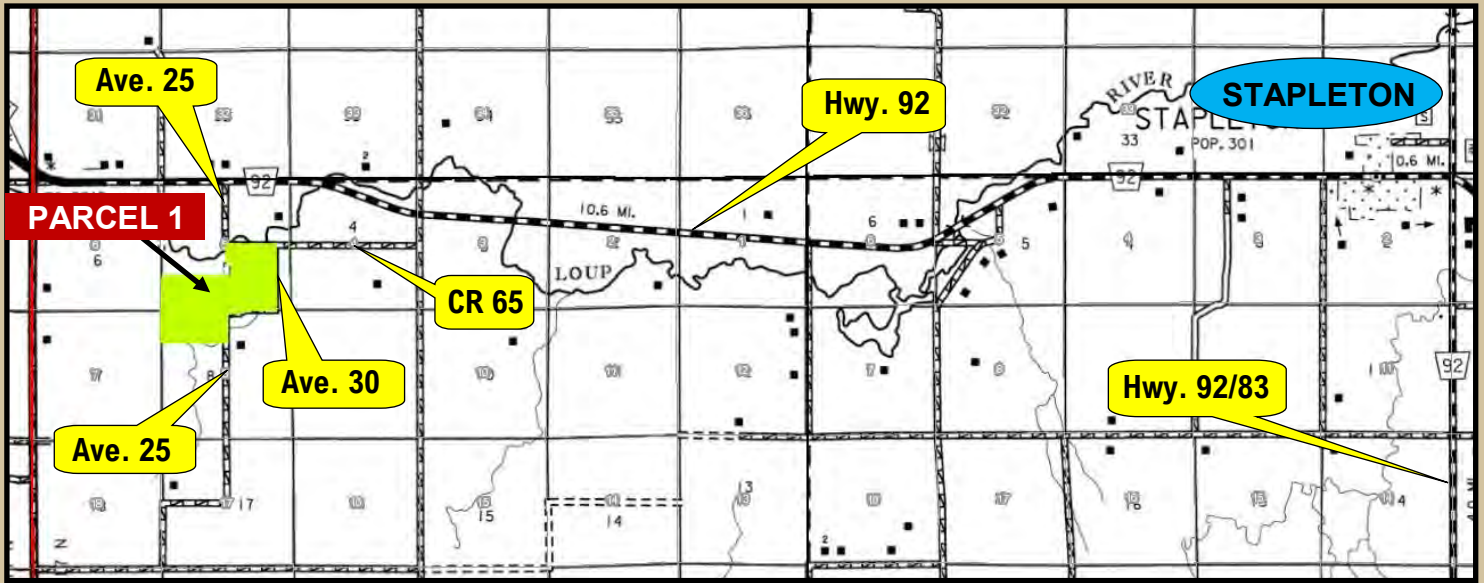
IRR. EQUIPMENT: Section 5: 1) 8-tower Reinke Pivot; 1) elec. motor; 1) irr. pump

Section 8: 1) 5-tower Zimmatic Pivot; 1) 4-tower Zimmatic Pivot; 1) Sargent irr. pump.; 1) 50HP elec. motor

COMMENTS: Section 5: Pivot currently planted to corn; Section 8: Pivots currently in irrigated pasture with elec. submersible stock well & tank in NE corner.



# PARCEL 1 - MAPS



Area Symbol: NE113, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated	Winter wheat
2594	Hersh and Valentine soils, 6 to 11 percent slopes	75.77	27.1%		IVe	IVe	2327	26	27		14
4814	Valentine loamy fine sand, 0 to 3 percent slopes	70.82	25.3%		IVe	IVe	2329	28	1	91	
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	63.52	22.7%		VIe		2265	24			
2596	Hersh fine sandy loam, 3 to 6 percent slopes	31.87	11.4%		IIIe	IIIe	2579	56	3	16	
2369	Munjor fine sandy loam, 0 to 2 percent slopes	29.01	10.4%		Ile	Ile	2300	44	38	110	23
2590	Hersh and Anselmo fine sandy loams, 0 to 3 percent slopes	9.09	3.2%		IIIe	Ile	2376	54	36	114	24
Weighted Average							2340.9	32.2	13	39.9	6.9

# PARCEL 2 - 161 Acres - Logan County



LOCATION: 7 miles west of Stapleton, NE on Hwy. 92 to Ave. 40. South on Ave. 40, approx. 2-1/2 miles to CR 40, then 1-1/2 miles west to SE corner of parcel.

LEGAL DESCRIPTION: SW1/4 Section 17-T17N-R29W of the 6th P.M., Logan County, Nebraska

ACRES & TAXES: 161.79 tax assessed acres - 2020 taxes payable in 2021: \$4,375.80

PRICE: \$635,000.00

FSA INFO: 151.97 ac. Cropland: 3.59 ac. oat base @ 49 bu./ac.; 68.7 ac. corn base @ 166 bu./ac.; 6.01 ac. soybean base @ 45 bu./ac.

SOILS: Majority is Valentine loamy fine sands with some Hersh and Anselmo fine sandy loams.

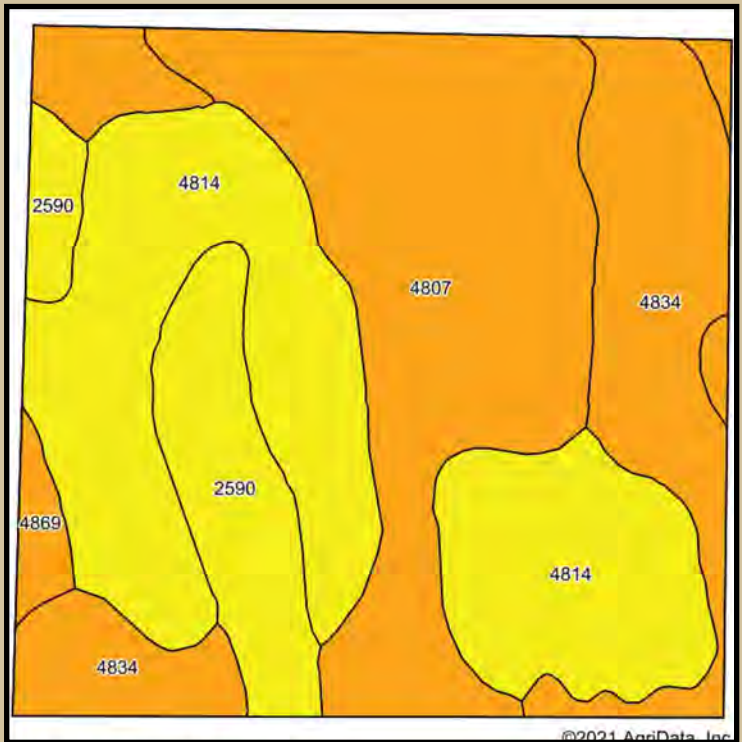
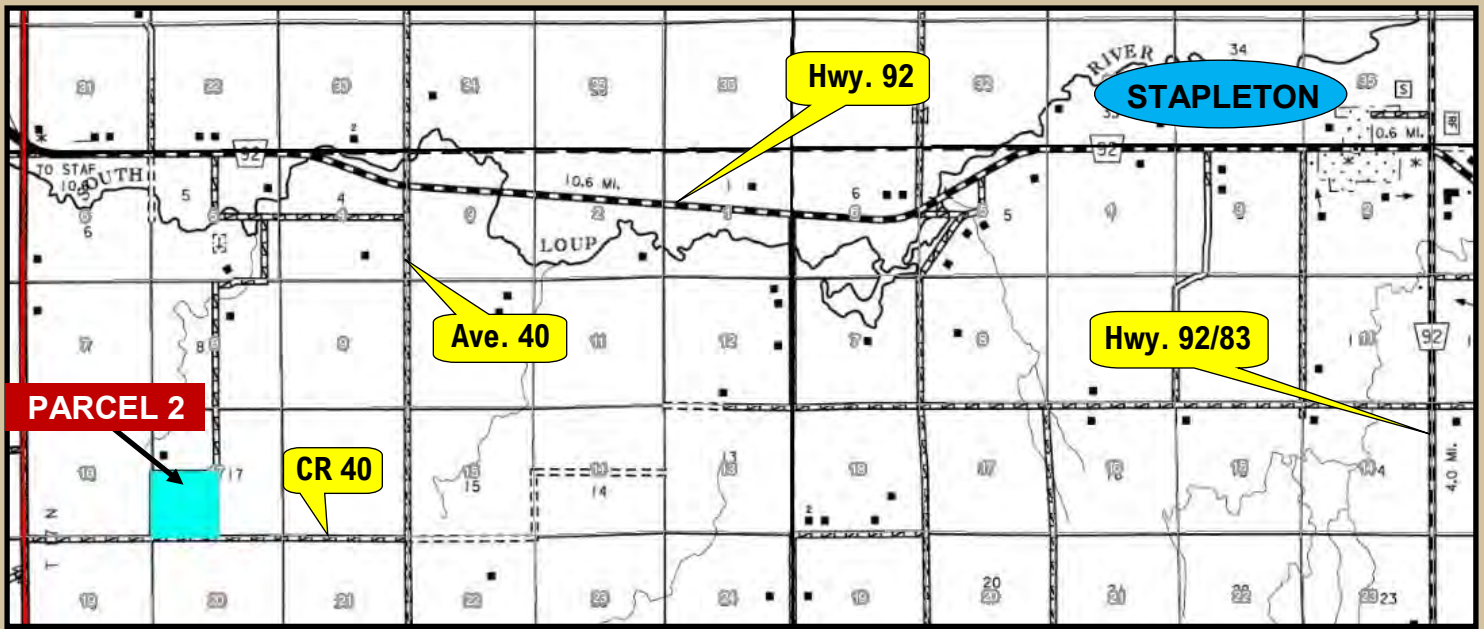
IRRIGATION INFO: NE Well Reg.# G-053751; 135 Cert. Irr. Ac. - **900 GPM from 115' at drilling; static 95'; well depth 260'**

IRR. EQUIPMENT: 1) 8-tower Zimmatic Pivot; 1) Cummins Diesel engine; 1) Amarillo gearhead; 1) National irr. pump; 1) KW generator; 1) 1,500 gal. fuel tank

COMMENTS: Pivot is currently planted to corn. Corners are grass. There are 2 grain bins and an open front shed in the NW corner of the property.



# PARCEL 2 - MAPS



Area Symbol: NE113, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated	Winter wheat
4814	Valentine loamy fine sand, 0 to 3 percent slopes	56.63	35.4%		IVe	IVe	2329	28	1	91	
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	49.83	31.2%		Vle		2265	24			
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	33.54	21.0%		Vle		2300	27	1	85	
2590	Hersh and Anselmo fine sandy loams, 0 to 3 percent slopes	17.27	10.8%		IIle	IIe	2376	54	36	114	24
4869	Valentine-Ringgold complex, 0 to 9 percent slopes	2.52	1.6%		Vle	IVe	2352	54		110	
<b>Weighted Average</b>							<b>2308.4</b>	<b>29.8</b>	<b>4.5</b>	<b>64.1</b>	<b>2.6</b>

# PARCEL 3 - 472 Acres - McPherson County



LOCATION: From the intersection of Hwy. 92 and N. Ringgold Rd., 1 mile north to the SE corner of parcel.

LEGAL DESCRIPTION: S1/2, SW1/4NW1/4, Pt NW1/4NW1/4 Section 17 and Pt SE1/4SE1/4 Section 18-T18N-R30W of the 6th P.M., McPherson County, Nebraska

ACRES & TAXES: 472.8 tax assessed acres - 2020 taxes payable in 2021: \$10,116.30

PRICE: \$1,900,000.00

FSA INFO: 398.93 ac. Cropland: 9.47 ac. oat base @ 49 bu./ac.; 181.33 ac. corn base @ 166 bu./ac.; 15.86 ac. soybean base @ 45 bu./ac.

SOILS: Combination of Valentine-Ringgold Complex and Valentine loamy fine sands.

IRRIGATION INFO: NE Well Reg.# G-023645, 2 small pivots; 100 Cert. Irr. Ac. - **900 GPM from 152' at drilling; static 143'; well depth 364'**. NE Well Reg.# G-038526; 290 Cert. Irr. Ac.; **1,600 GPM from 225' at drilling; static 168'; well depth 384'**

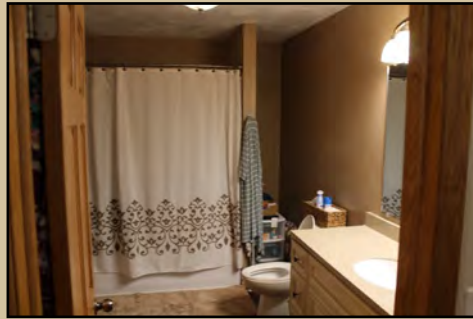
IRR. EQUIPMENT: 1) 15-tower Zimmatic Pivot; 1) 200HP elec. motor; 1) Western Land Roller pump; 2) 5-tower Reinke pivots; 1) 100HP elec. motor; 1) Sargent pump

IMPROVEMENTS: 1) ranch style home (2,372 sq. ft., + 1,996 sq. ft. basement) 3 bedroom, 2 bath, 2 car attached garage (723 sq. ft.), central air. 1) 2-story frame home (1,571 sq. ft.) 4 bedroom, 2 bath, remodeled in 2012.

OUTBUILDINGS: 1) 12,000 bu. bin; 1) 5,000 bu. Bin; 1) 7,500 sq. ft. shop building; 1) 4,000 sq. ft. calving barn; 1) 1,500 sq. ft. barn; corrals & load-out chute

COMMENTS: This is a nice unit. There is a possibility of splitting the 80 ac. and building site off from the irrigated ground. The 2 small pivots are currently planted to corn and the large pivot is into a hay crop.

# PARCEL 3 - Improvements



# PARCEL 3 - Improvements





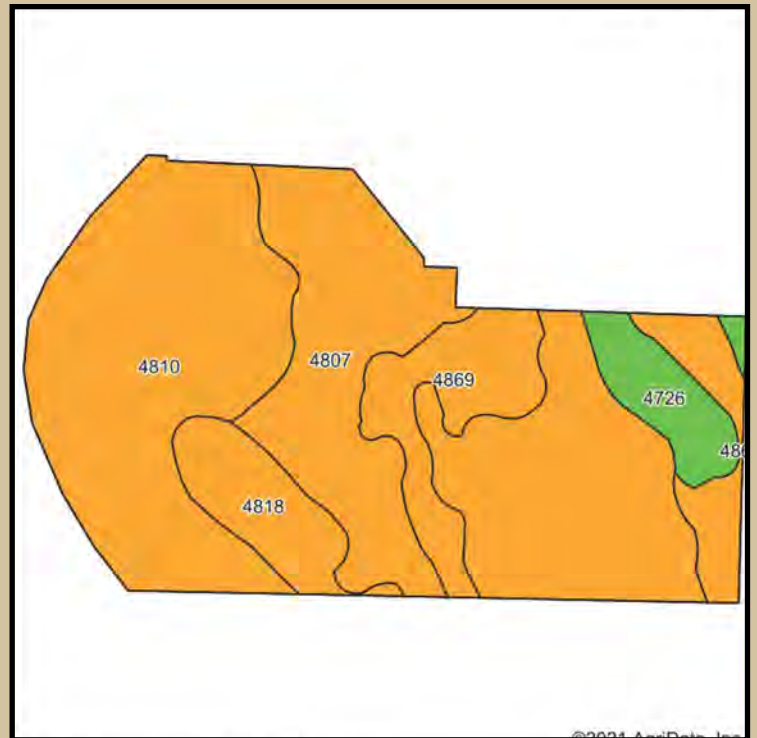
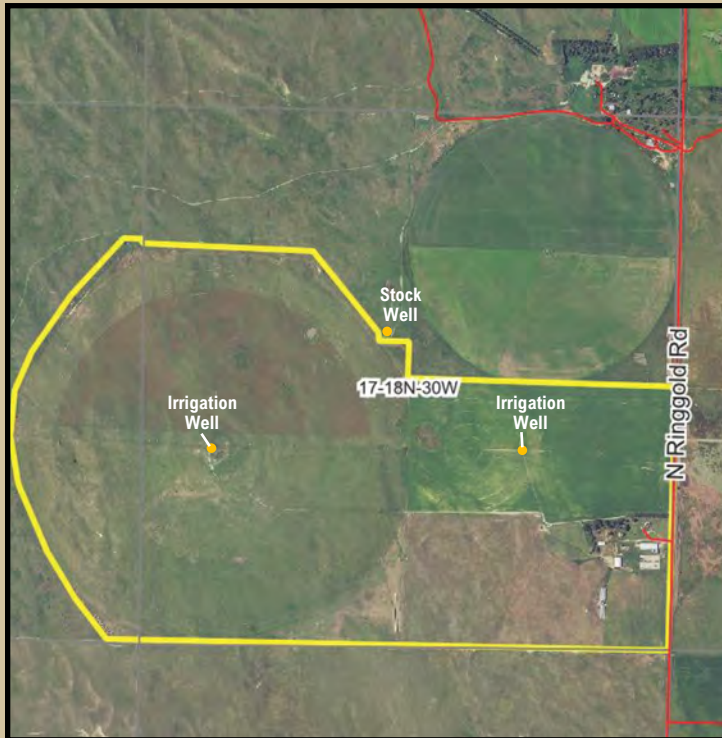
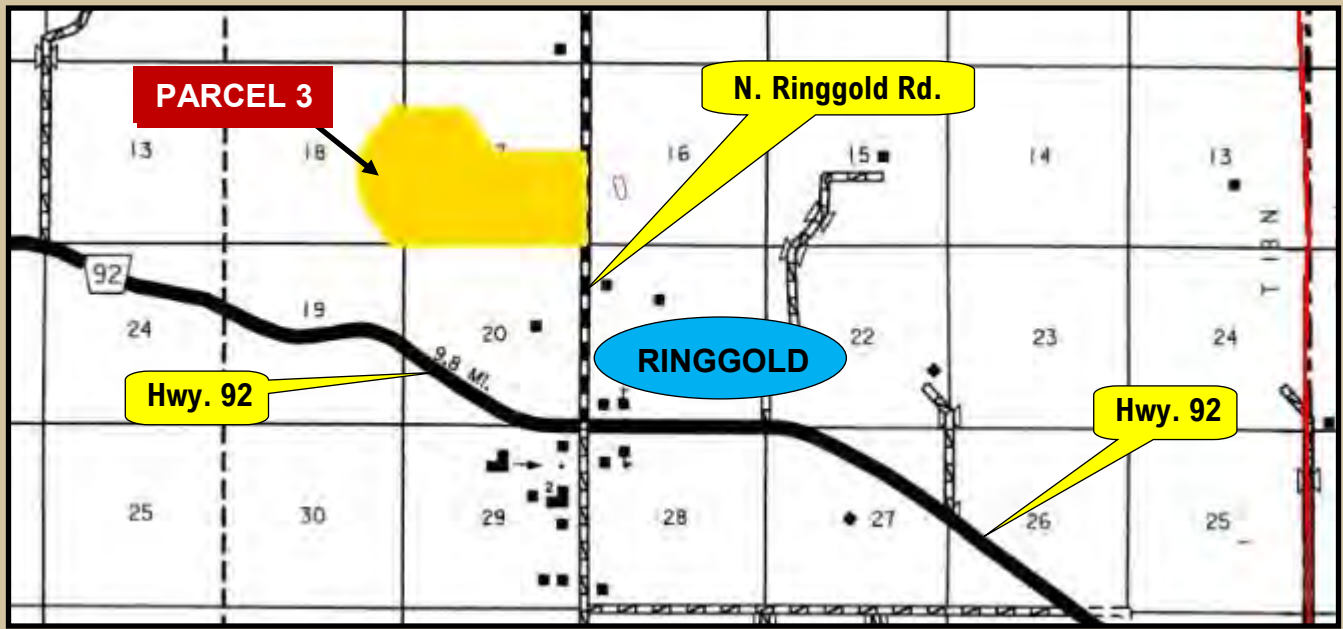
# PARCEL 3 - Improvements



# PARCEL 3 - Improvements



# PARCEL 3 - MAPS



Area Symbol: NE117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	Corn	
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	188.66	40.7%			Vle		2265	19		
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	153.15	33.0%			Vle		2262	8		
4869	Valentine-Ringgold complex, 0 to 9 percent slopes	65.04	14.0%			Vle	IVe	2352	54	110	
4818	Valentine loamy fine sand, 3 to 9 percent slopes	31.47	6.8%			Vle	IVe	2369	31	85	
4726	Ringgold-Valentine complex, 0 to 3 percent slopes	25.62	5.5%			Ile	Ile	2367	61	118	
Weighted Average								2288.9	23.4	27.7	0.1

# PARCEL 4 - 70 Acres - McPherson County



LOCATION: From the intersection of Hwy. 92 and N. Ringgold Rd., 1 mile north to the NW corner of parcel.

LEGAL DESCRIPTION: N1/2NW1/4 (less 9.28 ac. tract) Section 21-T18N-R30W of the 6th P.M., McPherson County, Nebraska

ACRES & TAXES: 70.72 tax assessed acres - 2020 taxes payable in 2021: \$1,384.08

PRICE: \$310,000.00

FSA INFO: 69.67 ac. Cropland: 1.65 ac. oat base @ 49 bu./ac.; 31.53 ac. corn base @ 166 bu./ac.; 2.75 ac. soybean base @ 45 bu./ac.

SOILS: Combination of Ringgold-Valentine Complex and Valentine fine sands.

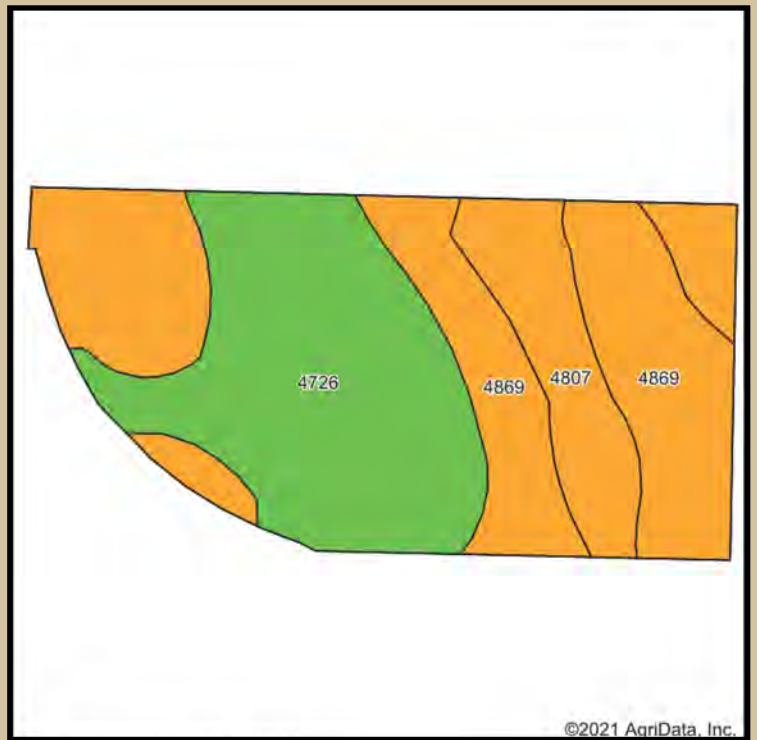
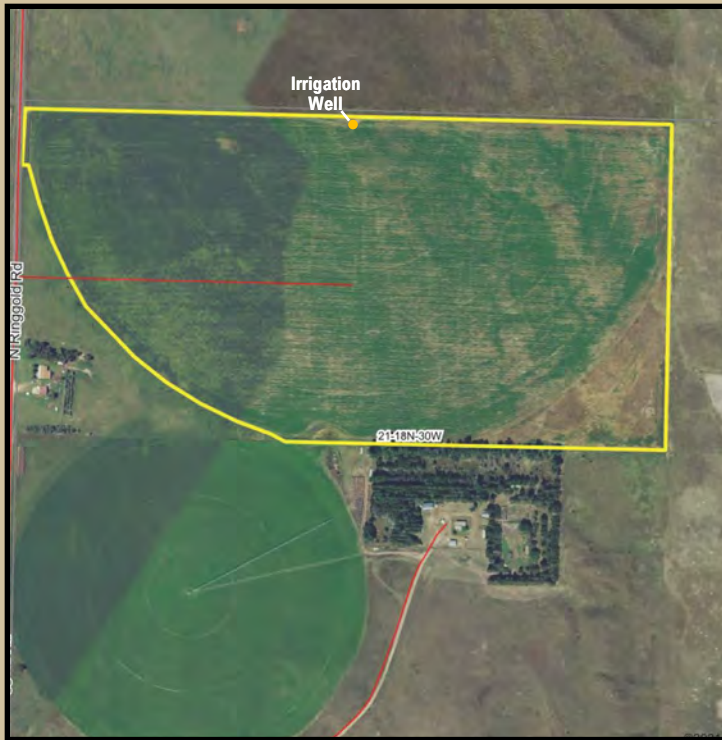
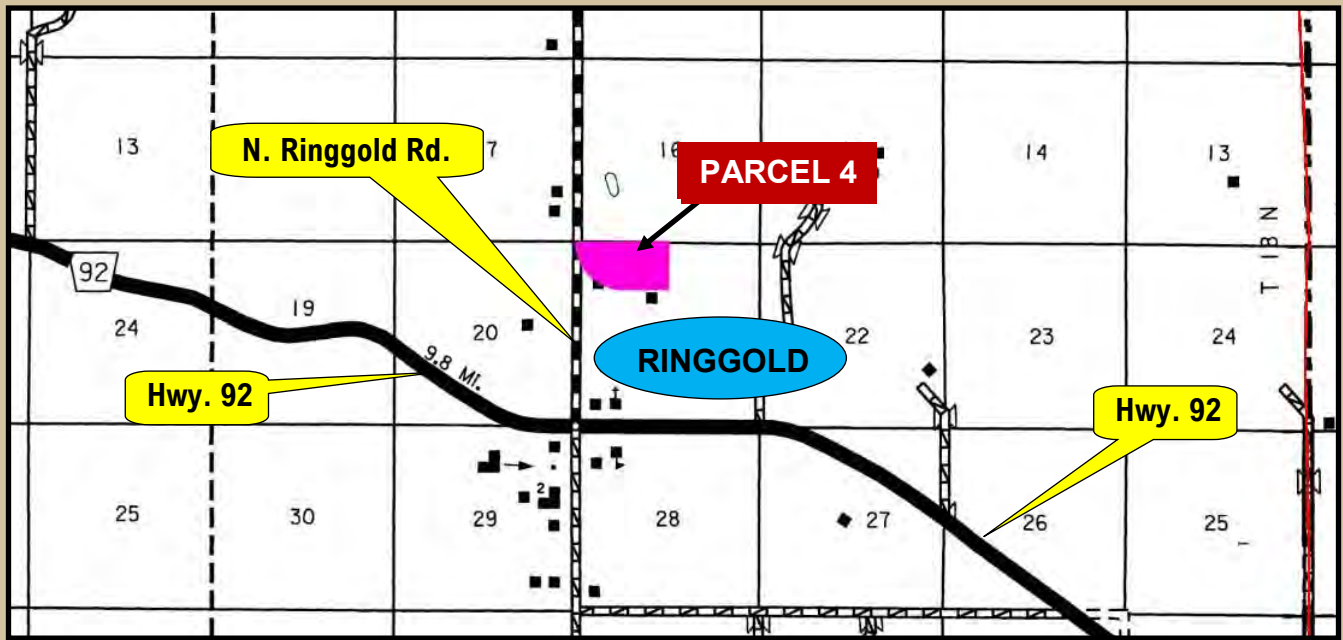
IRRIGATION INFO: NE Well Reg.# G-**039863**; **900 GPM from 149' at drilling; static 139'; well depth 360'**

IRR. EQUIPMENT: 1) 10-tower Zimmatic Pivot; 1) 100HP elec. motor; 1) Western Land Roller pump

COMMENTS: Very productive 80 with good equipment & excellent access on black top road currently planted to corn.



# PARCEL 4 - MAPS



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Area Symbol: NE117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn Irrigated	
4869	Valentine-Ringgold complex, 0 to 9 percent slopes	30.83	44.0%	[Orange]		Vle		2352	54	110
4726	Ringgold-Valentine complex, 0 to 3 percent slopes	27.70	39.6%	[Green]		Ile		2367	61	118
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	11.49	16.4%	[Orange]		Vle		2265	19	
Weighted Average								2343.7	51	95.1

# PARCEL 5 - 158 Acres - McPherson County



LOCATION: 1 mile east of Ringgold, NE on Hwy. 92 to Correll Dr., then approx. 1 mile north to southern border of parcel.

LEGAL DESCRIPTION: W1/2SW1/4, Pt E1/2SW1/4, SW1/4NW1/4, Pt SE1/4NW1/4 Section 15-T18N-R30W of the 6th P.M., McPherson County, Nebraska

ACRES & TAXES: 158.98 tax assessed acres - 2020 taxes payable in 2021: \$2,848.04

PRICE: \$500,000.00

FSA INFO: 123.27 ac. Cropland: 2.91 ac. oat base @ 49 bu./ac.; 55.83 ac. corn base @ 166 bu./ac.; 4.88 ac. soybean base @ 45 bu./ac.; 35 ac. winter pasture.

SOILS: Combination of Valentine-Ringgold Complex and Valentine loam fine sands.

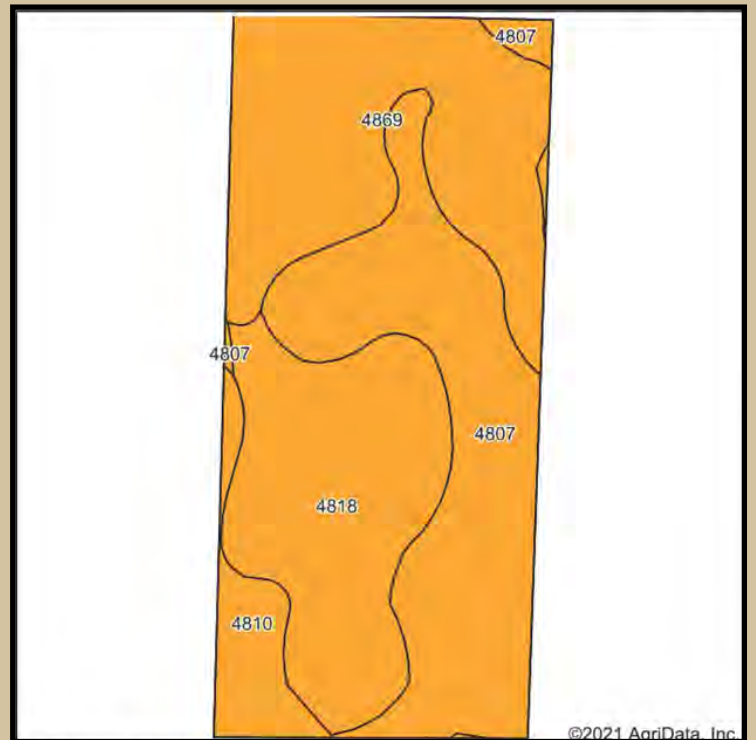
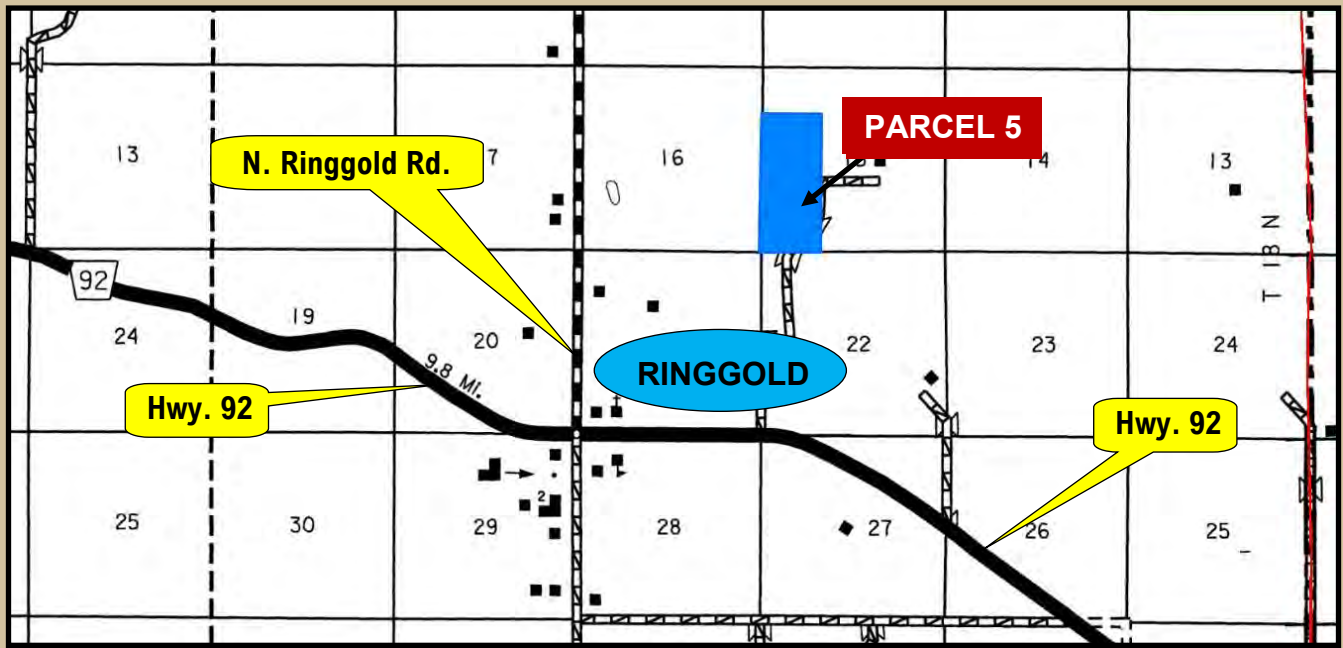
IRRIGATION INFO: NE Well Reg.# G-**041702**; **800 GPM from 140' at drilling; static 130'; well depth 355'**

IRR. EQUIPMENT: 1) 12-tower Reinke Pivot; 1) Case Diesel engine; 1) Randolph gearhead; 1) Western Land Roller pump - Sargent reworked 3/11/2011

COMMENTS: Property also has a new solar submersible well & stock tank NE Well Reg.# G-191343. Pivot is currently planted to soybeans.



# PARCEL 5 - MAPS



Area Symbol: NE117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	53.93	34.2%		Vle		2265	19		
4869	Valentine-Ringgold complex, 0 to 9 percent slopes	49.42	31.3%		Vle	IVe	2352	54		110
4818	Valentine loamy fine sand, 3 to 9 percent slopes	43.94	27.9%		Vle	IVe	2369	31	1	85
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	10.36	6.6%		Vle		2262	8		
Weighted Average							2321.1	32.6	0.3	58.2

# PARCEL 6 - 160 Acres - McPherson County



LOCATION: 5.5 miles east of Tryon, NE on Hwy. 92 to access road., then approx. 2 miles north to ne corner of parcel.

LEGAL DESCRIPTION: NE1/4 Section 11-T18N-R31W of the 6th P.M., McPherson County, Nebraska

ACRES & TAXES: 160 tax assessed acres - 2020 taxes payable in 2021: \$2,785.84

PRICE: \$546,000.00

FSA INFO: Presently combined with SE1/4 Section 2-T18N-R31W, split should be 133.7 cropland acres; 3.16 ac. oat base @ 49 bu./ac.; 60.54 ac. corn base @ 166 bu./ac.; 5.29 ac. soy bean base @ 45 bu./ac.

SOILS: Combination of Valentine-Mullen Complex and Valentine loamy fine sands.

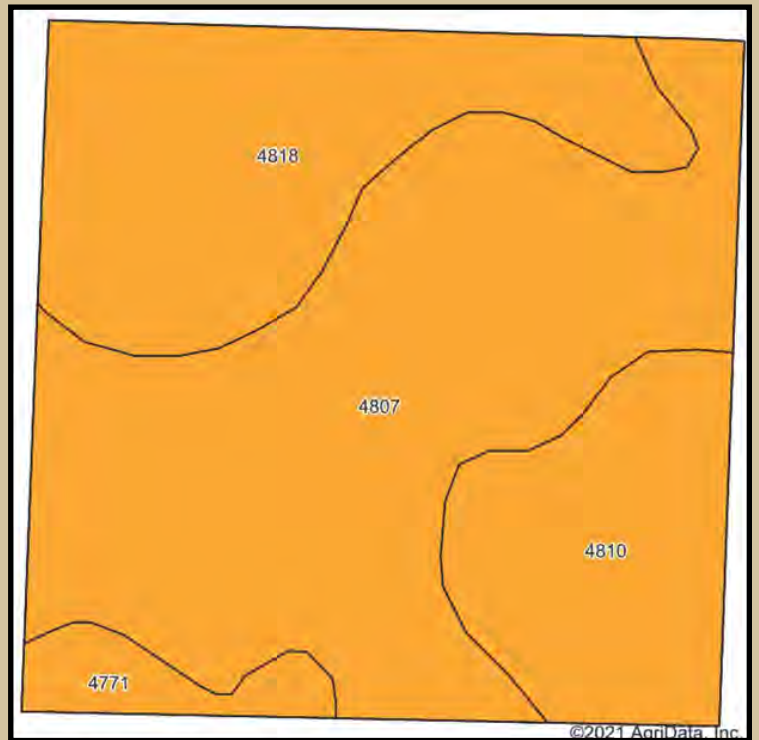
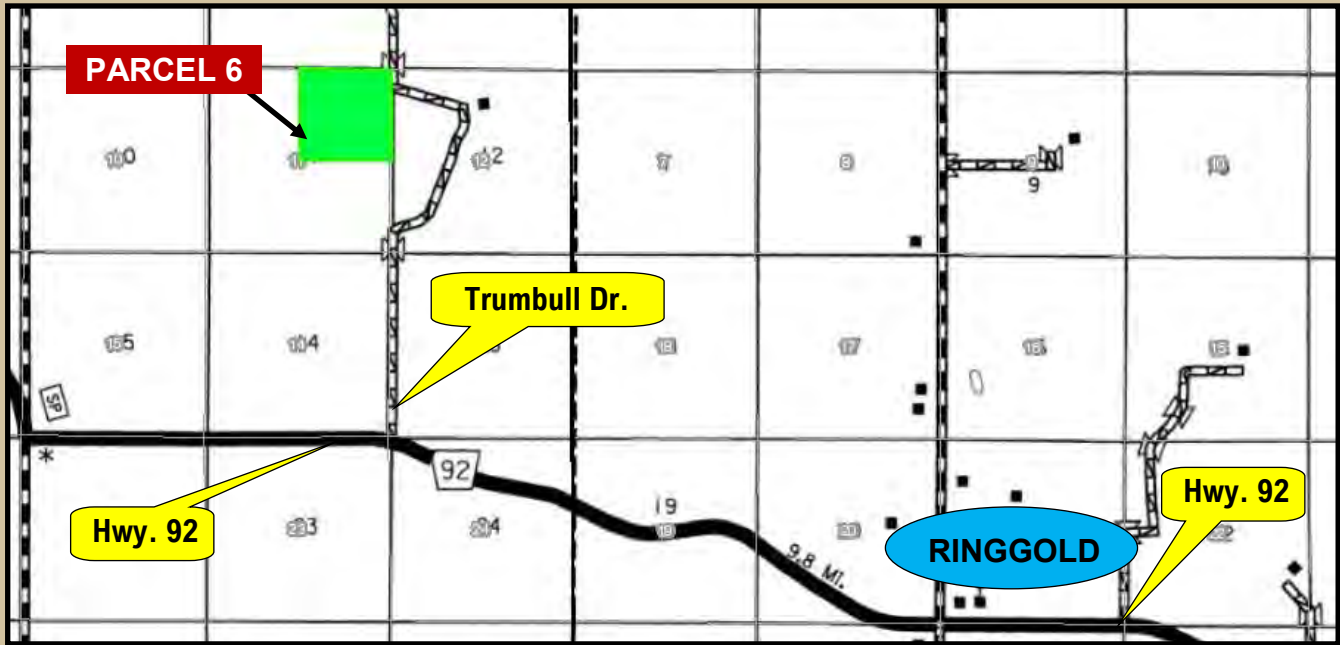
IRRIGATION INFO: NE Well Reg.# G-068471; **133 cert. irr. ac.; 850 GPM from 185' at drilling; static 158'; well depth 493'**

IRR. EQUIPMENT: 1) 9-tower Zimmatic Pivot; 1) John Deere Diesel engine; 1) Amarillo gearhead; 1) Sargent pump; 1) 10KW generator; 1) 1,000 gallon fuel tank





# PARCEL 6 - MAPS



Area Symbol: NE117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated	
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	81.75	52.0%			Vle		2265	19		
4818	Valentine loamy fine sand, 3 to 9 percent slopes	42.13	26.8%			Vle	IVe	2369	31	1 85	
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	27.35	17.4%			Vle		2262	8		
4771	Valentine-Mullen complex, 0 to 9 percent slopes	6.13	3.9%			Vle		1997	37	99	
Weighted Average								2281.9	21	0.3	26.6

# PARCEL 7 - 160 Acres - McPherson County



LOCATION: 5.5 miles east of Tryon, NE on Hwy. 92 to access road., then approx. 2 miles north to SE corner of parcel.

LEGAL DESCRIPTION: SE1/4 Section 2-T18N-R31W of the 6th P.M., McPherson County, Nebraska

ACRES & TAXES: 160 tax assessed acres - 2020 taxes payable in 2021: \$2,833.44

PRICE: \$560,000.00

FSA INFO: Presently combined with SE1/4 Section 2-T18N-R31W, split should be 133.7 cropland acres; 3.16 ac. oat base @ 49 bu./ac.; 60.54 ac. corn base @ 166 bu./ac.; 5.29 ac. soy bean base @ 45 bu./ac.

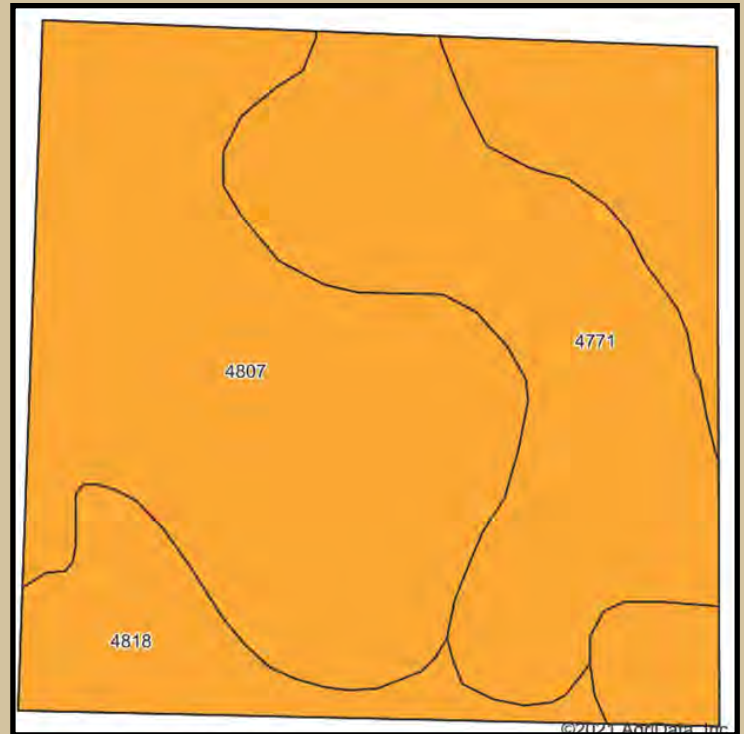
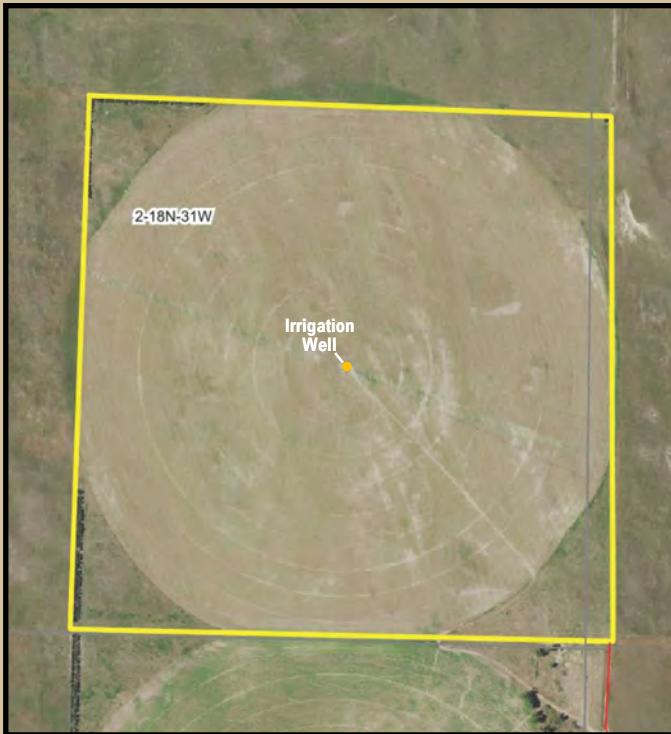
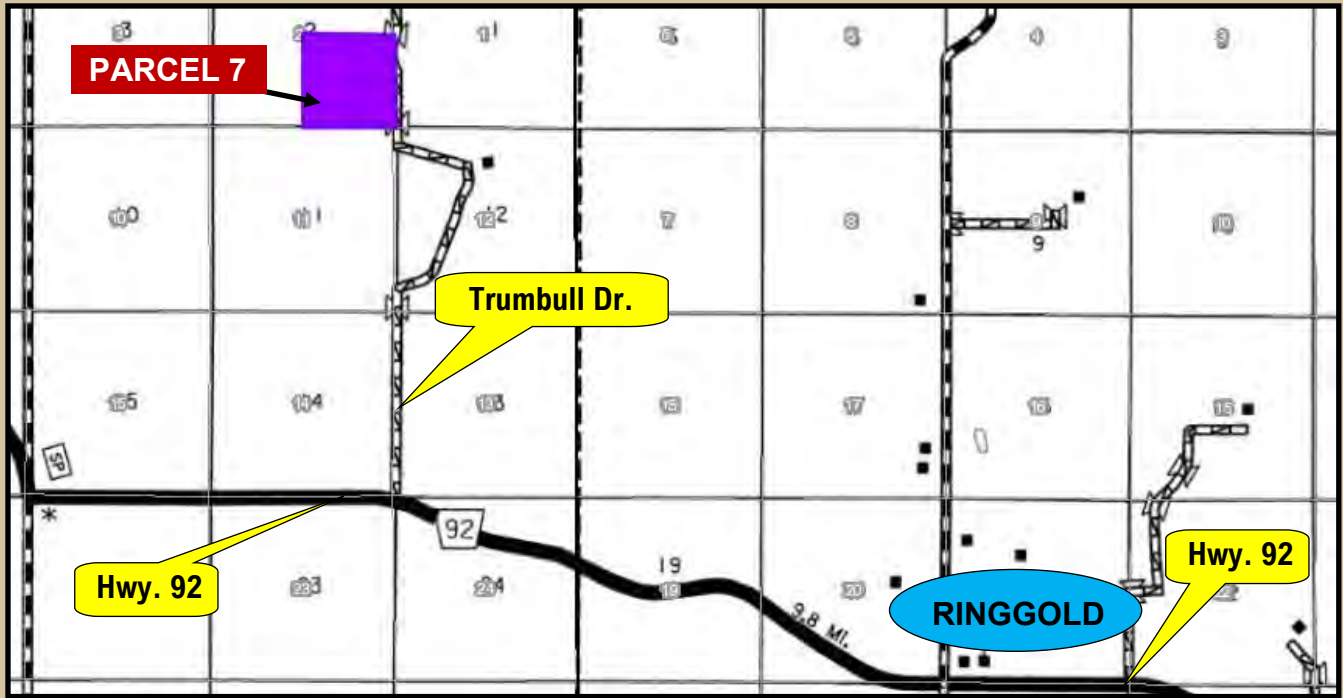
SOILS: Combination of Valentine-Mullen Complex and Valentine loamy fine sands.

IRRIGATION INFO: NE Well Reg.# G-068470; **850 GPM from 165' at drilling; static 152'; well depth 493'**

IRR. EQUIPMENT: 1) 9-tower Zimmatic Pivot; 1) New Remanufactured John Deere Diesel engine; 1) 100HP Amarillo gearhead; 1) Sargent pump; 1) 10KW generator; 1) 1,000 gallon fuel tank

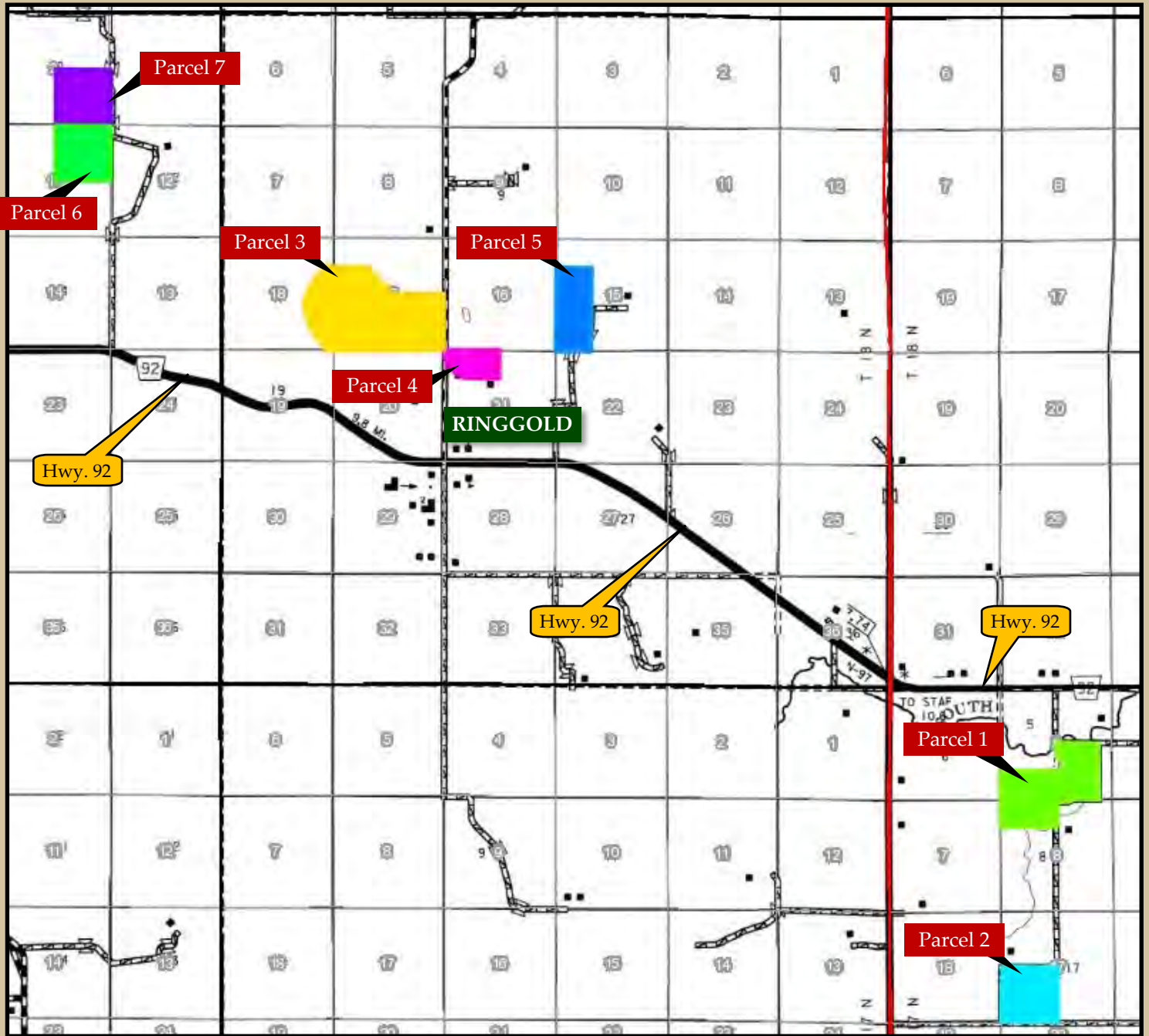


# PARCEL 7 - MAPS



Area Symbol: NE117, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	89.78	57.6%		Vle		2265	19		
4771	Valentine-Mullen complex, 0 to 9 percent slopes	49.63	31.8%		Vle		1997	37		99
4818	Valentine loamy fine sand, 3 to 9 percent slopes	16.54	10.6%		Vle	IVe	2369	31	1	85
Weighted Average							2190.7	26	0.1	40.5

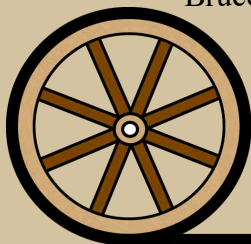


FOR MORE INFORMATION CONTACT:

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**AGRI AFFILIATES, INC.**

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