

LAND FOR SALE

SITTLER CALLAWAY ROAD PIVOT

144 Acres NW of Broken Bow in Custer County, Nebraska

Location: From Broken Bow, NE, 2 miles west on Highway 2, then 2 miles west on Callaway Road to the south side of the property.

Legal Description: Part of the SE1/4 Sec. 27-T17N-R21W of the 6th P.M., Custer County, NE

Acres: 144.41 Tax Assessed Acres

Taxes: 2020 Real Estate taxes payable in 2021 are \$4,149.16

Land Use: Pivot irrigated cropland with dry cropland corners

FSA Info: 143.2 cropland acres; Corn base 143.2 acres with PLC yield of 140

Soils: Soils consist primarily of Hersh fine sandy loam with lesser amounts of Cass fine sandy loam, Gates very fine sandy loam and Hersh-Valentine complex

Water Rights: Well Registration G-062024, drilled 7/26/2001 to 380'; 1,000 GPM at 110' (at time of drilling); Located in the Lower Loup NRD with 125.66 Certified Irrigated Acres

Equipment: 6-tower Zimmatic pivot with low angle impact sprinklers and Valley pivot control panel, 60 HP US Electric motor and Sargent pump

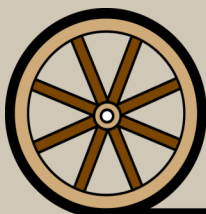
Possession: Possession at closing subject to a cash lease ending February 28, 2022

Price: \$900,000.00

Contact: Bryan Danburg, Listing Agent 308-380-3488 | bryan@agriaffiliates.com
Bart Woodward, Mike Wilken, Tony Eggleston, Brad Atkins



Bryan Danburg
Listing Agent
308-380-3488



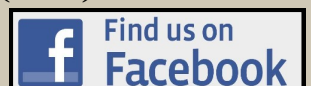
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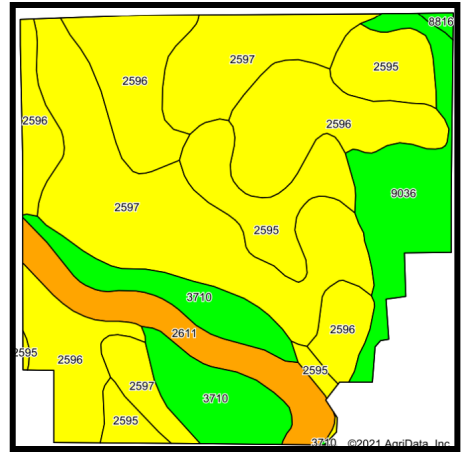
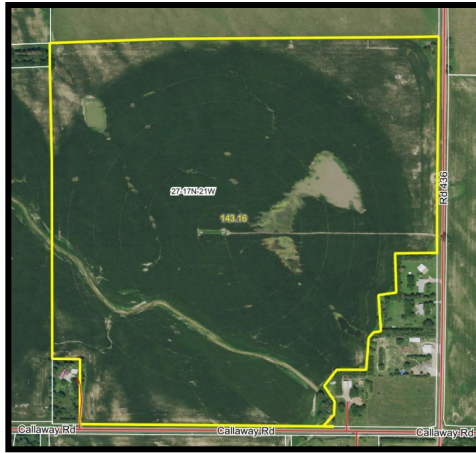
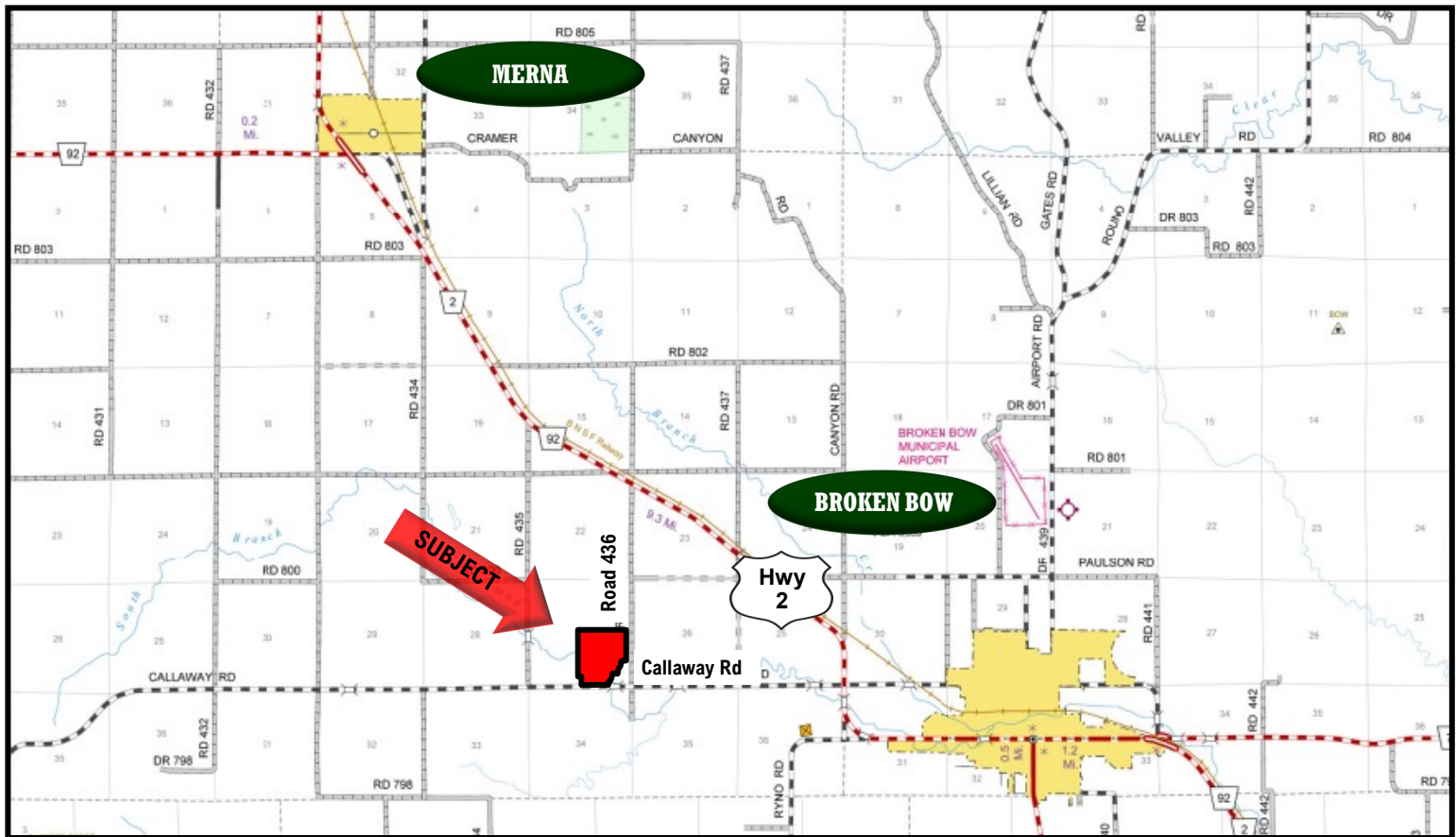
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

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SITTLER CALLAWAY ROAD PIVOT CUSTER COUNTY



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Corn Bu	Corn Irrigated Bu	"n NCCPI Overall	"n NCCPI Corn
2597	Hersh fine sandy loam, 6 to 11 percent slopes	45.02	31.4%		Ive	Ive	52	4	18	46	39
2596	Hersh fine sandy loam, 3 to 6 percent slopes	39.67	27.8%		Ile	Ile	56	3	16	46	39
2595	Hersh fine sandy loam, 0 to 3 percent slopes	18.51	12.9%		Ile	Ile	59	4	17	47	40
3710	Cass fine sandy loam, rarely flooded	15.39	10.8%		Ile	Ile	54	49	130	39	34
9036	Gates very fine sandy loam, 3 to 6 percent slopes	13.46	9.4%		Ile	Ile	57	37	121	49	39
2611	Hersh-Valentine complex, 11 to 30 percent slopes	10.49	7.3%		Vle			4	14	25	25
9816	Cozad silt loam, 1 to 3 percent slopes	0.42	0.3%		Ile	Ile	66	61	139	55	39
Weighted Average					3.33	2.89	50.9	11.8	39.1	"n 44.1	"n 37.6