

# LAND FOR SALE

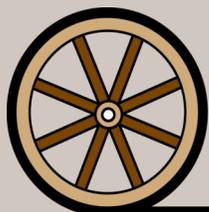
## SITTLER CUSTER CO. PIVOT QUARTER #1

160 Acres NW of Broken Bow in Custer County, Nebraska

- Location:** From Broken Bow, NE, 5 miles northwest on Highway 2, then 2.5 miles west on Road 801 to the SE corner of property. From Merna, NE, 2.5 miles south on Road 433 to the NW corner of property
- Legal Desc:** SW1/4 Sec. 17-T17N-R21W of the 6th P.M., Custer County, NE
- Acres:** 160.15 Tax Assessed Acres
- Taxes:** 2020 Real Estate taxes payable in 2021 are \$4,766.58
- Land Use:** Pivot irrigated cropland with dry cropland corners
- FSA Info:** 157.5 cropland acres; Corn base 157.5 acres with PLC yield of 163
- Soils:** Soils consist primarily of Valentine loamy fine sand with lesser amounts of Hersh fine sandy loam, Kenesaw very fine sandy loam and Gates very fine sandy loam
- Water Rights:** Well Registration G-082815, drilled 4/20/1994 to 190'; 900 GPM @ 130' (at time of drilling); Located in the Lower Loup NRD with 134.15 Certified Irrigated Acres
- Equipment:** 10-tower Zimmatic pivot with Senninger low angle impact sprinklers, updated tower box conversion and Valley pivot control panel, 75 HP US Electric motor and Sargent pump
- Possession:** Possession at closing subject to a cash lease ending February 28, 2022
- Price:** \$920,000.00
- Contact:** Bryan Danburg, Listing Agent 308-380-3488 | [bryan@agriaffiliates.com](mailto:bryan@agriaffiliates.com)  
Bart Woodward, Mike Wilken, Tony Eggleston, Brad Atkins



**Bryan Danburg**  
Listing Agent  
308-380-3488



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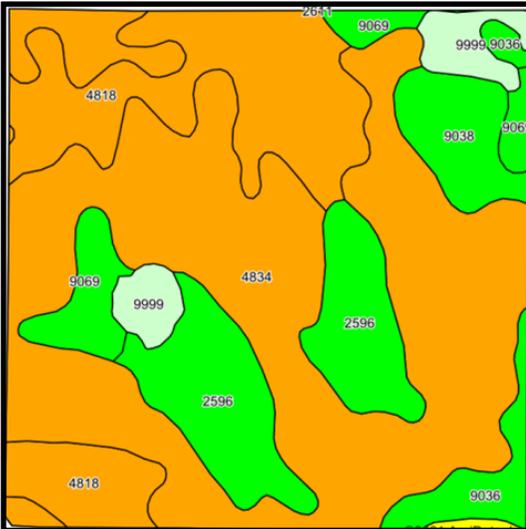
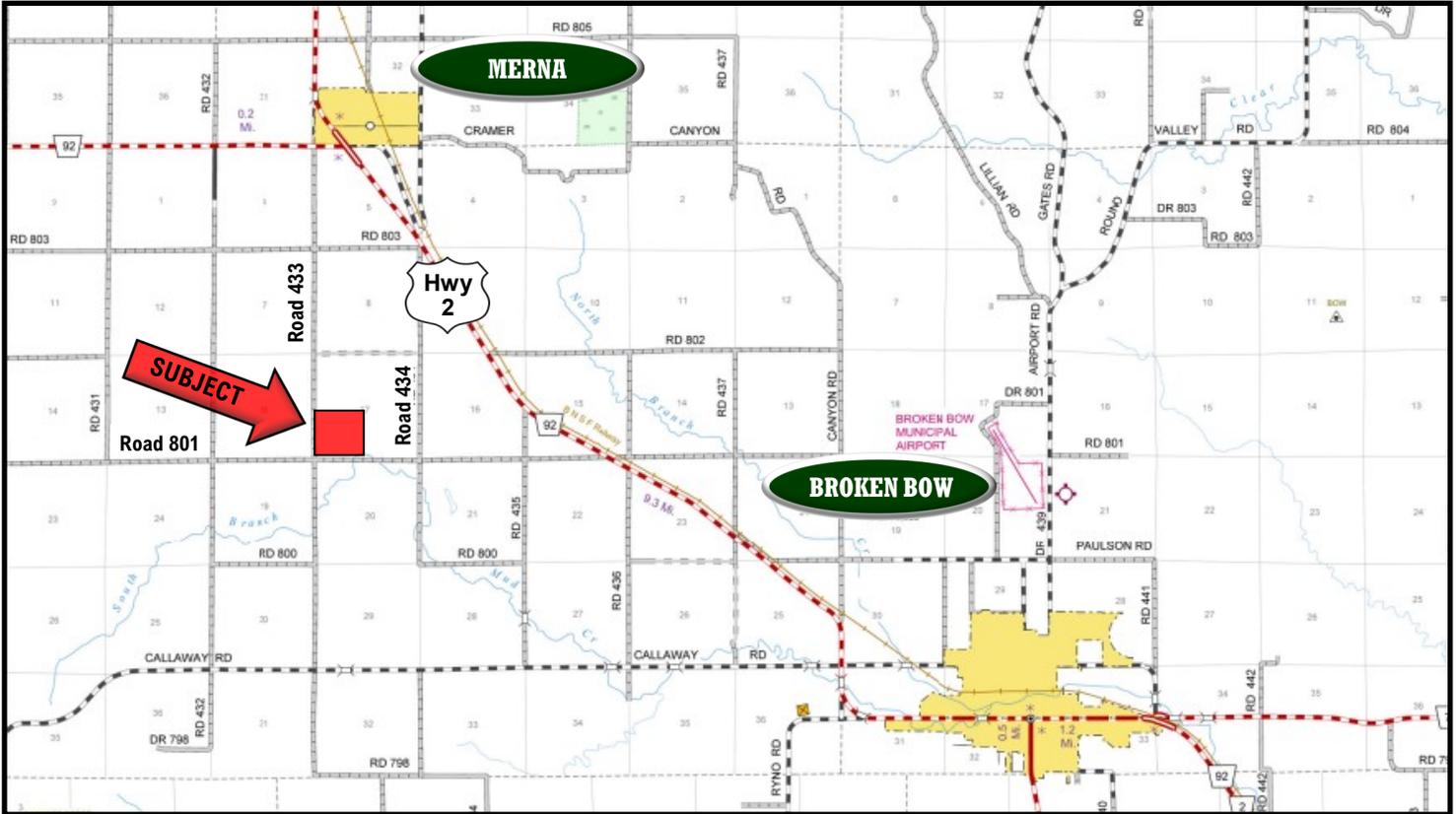
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Corn Bu	Corn Irrigated Bu	*n NCCPI Overall	*n NCCPI Corn
4834	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	80.14	50.9%		Vle		23	1	85	19	18
4818	Valentine loamy fine sand, 3 to 9 percent slopes	29.37	18.7%		Vle	IVe	26	1	85	20	19
2596	Hersh fine sandy loam, 3 to 6 percent slopes	20.70	13.1%		IIle	IIle	56	3	16	46	39
9069	Kenesaw very fine sandy loam, 1 to 3 percent slopes	7.51	4.8%		Ilc	le	67			66	57
9038	Gates very fine sandy loam, 6 to 11 percent slopes, eroded	7.27	4.6%		Ile	Ile	53	37	119	44	37
9999	Water	5.91	3.8%								
9036	Gates very fine sandy loam, 3 to 6 percent slopes	5.82	3.7%		Ile	Ile	57	37	121	49	39
2597	Hersh fine sandy loam, 6 to 11 percent slopes	0.73	0.5%		IVe	IVe	52	4	18	46	39



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