

# LAND FOR SALE

## Gothenburg Gravity Farm

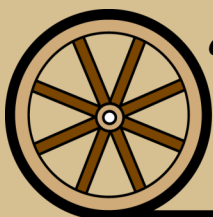
Gravity Irrigated Farm in Southwestern Custer County, Nebraska

- Location: From Gothenburg, NE - head north on Highway 47 for about 8 miles and the property is on the east side of the road.
- Legal Desc: The W1/2 lying east of the Highway 47 of Section 27-T13N-R25W of the 6th P.M., Custer County, Nebraska.
- Acres: Custer County Assessor indicates a total of 290 acres.
- Taxes: Estimated Real Estate Taxes: \$8,073
- Land Use: Mainly gravity irrigated cropland with a small amount of canyon and dry cropland.
- FSA Info: 172.05 Acres Cropland: 170.8 Acres Corn Base at 144 PLC Yield
- Soils: Cropland soils consist of Class I-III Hall and Holdrege silt loams.
- Irrigation info and equipment: Located in the Central Platte NRD with 142.76 Certified Irrigated Acres  
G-116623, drilled in 2001 registered at 1,300 gpm  
G-136030, drilled in 2005; registered at 1,200 gpm,  
Both wells have 8-inch columns and 100 hp electric motors  
Power units, irrigation pipe, and all other irrigation equipment included.
- Possession: Possession at closing subject to lease ending February 28, 2023.
- Price: \$1,050,000
- Contact: Michael Wilken, Listing Agent 402-819-7057 | mwilken@agriaffiliates.com  
Bryan Danburg, Sales Associate 308-380-3488 | bryan@agriaffiliates.com  
Bart Woodward, Broker 308-234-4969 | bart@agriaffiliates.com  
Brad Adkins, Bruce Dodson, Chase Dodson
- Comments: Excellent opportunity for gravity irrigated farm with high quality soils and great access.



**Michael Wilken**  
Listing Agent  
402-819-7057

**KEARNEY OFFICE**  
2418 Hwy 30 E  
PO Box 1390  
Kearney, NE 68848  
www.agriaffiliates.com  
**(308) 234-4969**



*Offered Exclusively By:*

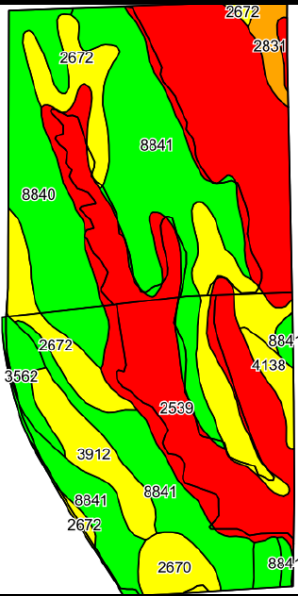
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*Providing Farm - Ranch Real Estate Services*

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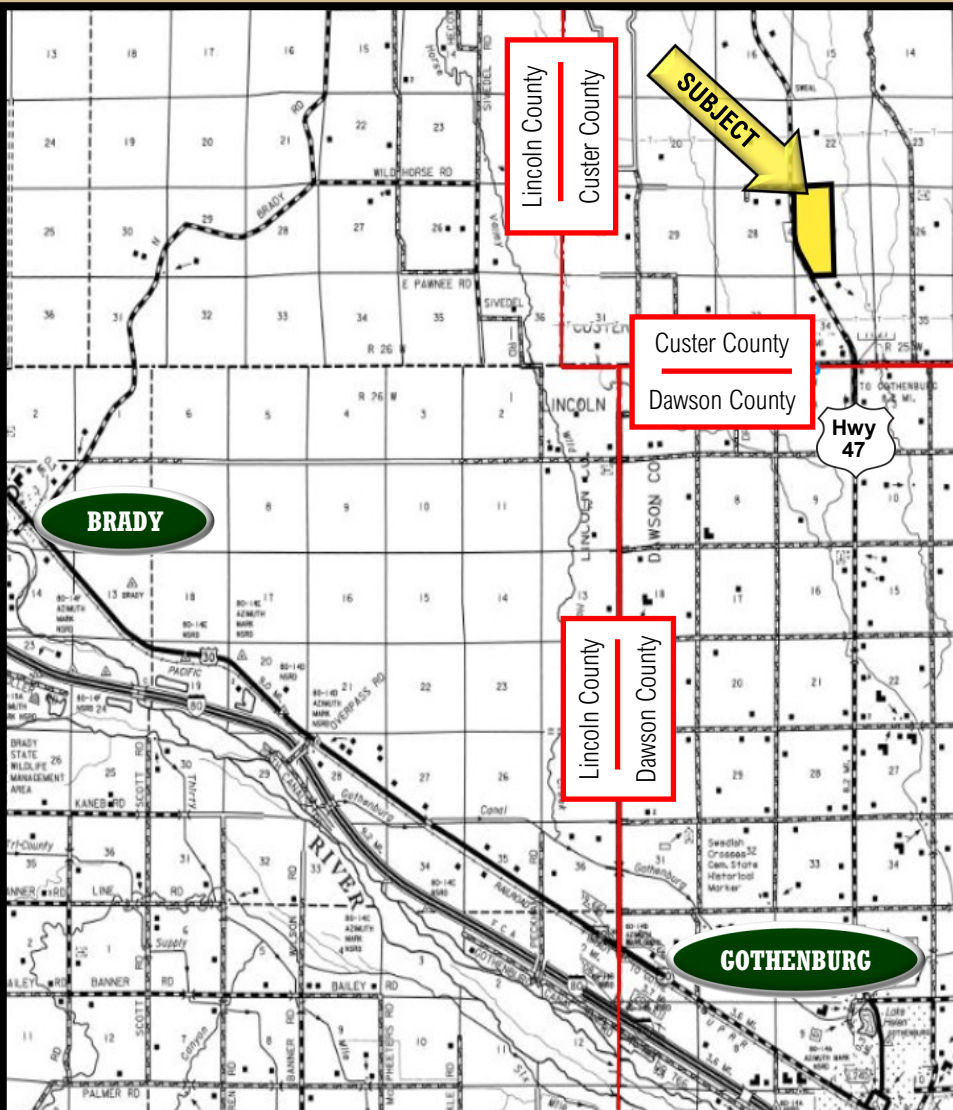






Area Symbol: NE041, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Grain sorghum Bu	Grain sorghum Irrigated Bu	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Soybeans
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	103.77	37.6%		Vile									27
8841	Hall silt loam, 1 to 3 percent slopes	70.94	25.7%		Ile	Ile	3	6	49	113	58	137	37	61
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	37.92	13.7%		Ille	Ille								64
8840	Hall silt loam, 0 to 1 percent slopes	32.87	11.9%		Ilc	I	3	7	54	118	66	145	39	61
3912	Scott silty clay loam, frequently ponded	10.84	3.9%		IVw				25		28		15	16
2670	Holdrege silt loam, 3 to 7 percent slopes	7.05	2.6%		Ille	Ille								73
3562	Hobbs silt loam, occasionally flooded, cool	5.04	1.8%		Ilw	Ilw								74
2831	Uly-Colly silt loams, 17 to 30 percent slopes, eroded	3.89	1.4%		Vle	Ive								50
4138	Holdrege silt loam, 7 to 11 percent slopes	3.64	1.3%		Ive	Ive								73
Weighted Average					4.20	1.27	1.1	2.4	20	43.1	23.9	52.5	14.7	*n 47.4



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