

LAND FOR SALE

RASSER FARM



Location: From Guide Rock, Nebraska: 3 1/2 miles north on U.S. Highway 78, then 1/2 mile east on Road K to the northwestern corner of the property.

Legal Description: The Northeast Quarter (NE1/4) of Section Twenty-Two (22), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska. [158.70 tax-assessed acres].

Comments: This is a solid, center-pivot-irrigated row crop farm with strong water, good terrain, and productive soils. Excellent access to strong markets!

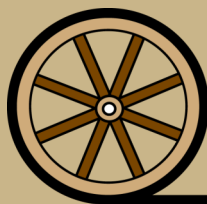
Leases: Full possession available at closing!

Taxes: 2021 Taxes - \$9,482.04
Occupation Tax - \$1,048.80

Price: \$1,440,000.00

Contact:

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Listing Agent
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Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

HASTINGS OFFICE

P.O. Box 519
747 N. Burlington, #310
Hastings, NE 68901
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(402) 519-2777

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.



Natural

Resource District: Lower Republican Natural Resource District. This parcel contains 131.10 certified irrigated acres.

Well

Information:

Irrigation Well

Well Registration: G-089555
Well Depth: 154 feet
Pumping Level: 132 feet
Gallons/Minute: 800 gpm

Completion Date: 09/23/1996
Static Water Level: 124 feet
Column: 8 inches
Pump: Western Landroller
Electric Motor: 75 hp - US Motors

Stock Well

Well Registration: G-090043
Well Depth: 155 feet
Pumping Level: 130 feet
Gallons/Minute: 45 gpm

Completion Date: 11/13/1996
Static Water Level: 128 feet
Column: 2 inches
Pump: Submersible

Soils:

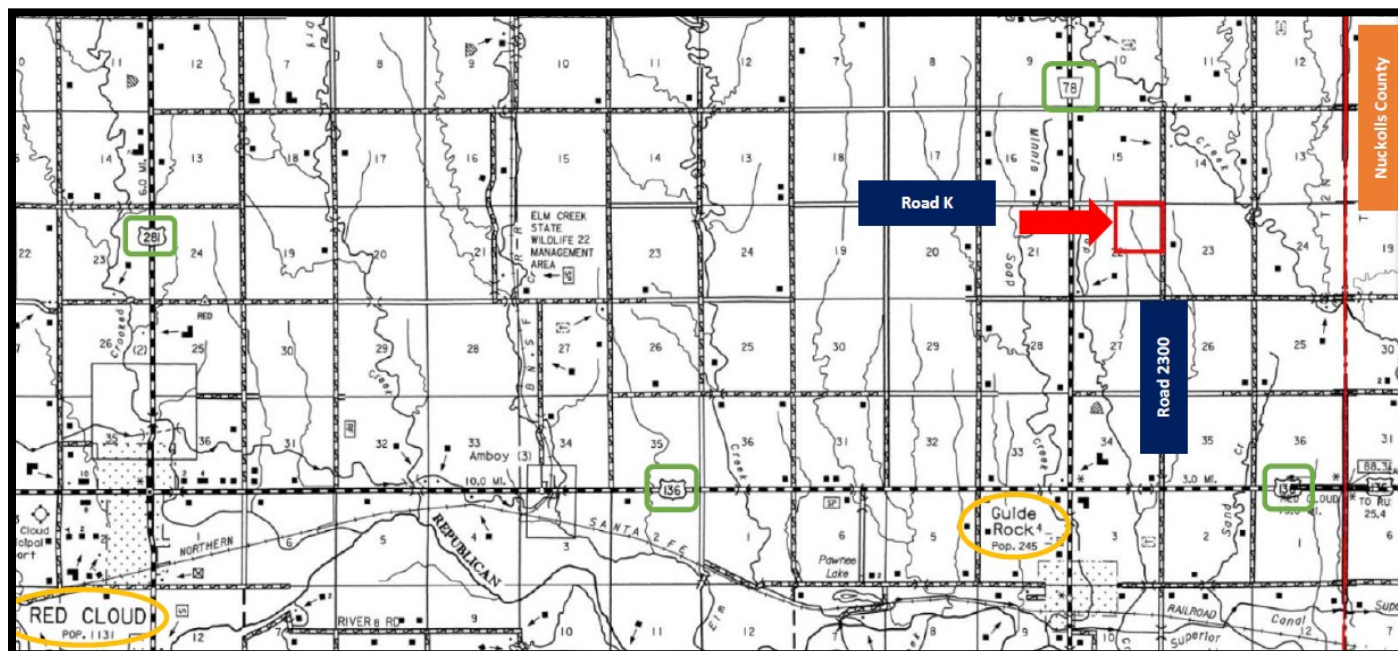
Primarily Holdrege silt loams.

FSA

Information:

Total Farmland: 158.00
Government Base Acres: Corn - 150.50

Total Cropland: 157.44
PLC Yield: Corn - 147



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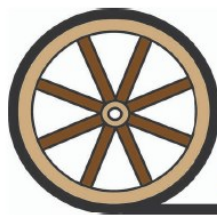
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