

LAND FOR SALE

\$4,500,000



Don Walker

KEITH COUNTY ORGANIC FARM

Brule, Nebraska



Mike Polk

Five Parcels of Certified Organic Cropland

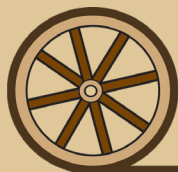
FOR MORE INFO CONTACT LISTING AGENTS:

MIKE POLK | 308-539-4446

DON WALKER | 308-764-7175

Bruce Dodson, Chase Dodson, Brian Reynolds, Bonnie Downing,

Offered exclusively by:



AGRI AFFILIATES, INC.

Providing Farm & Ranch Real Estate Services

North Platte, NE • AgriAffiliates.com • 308.534.9240



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AERIAL MAP OVERVIEW

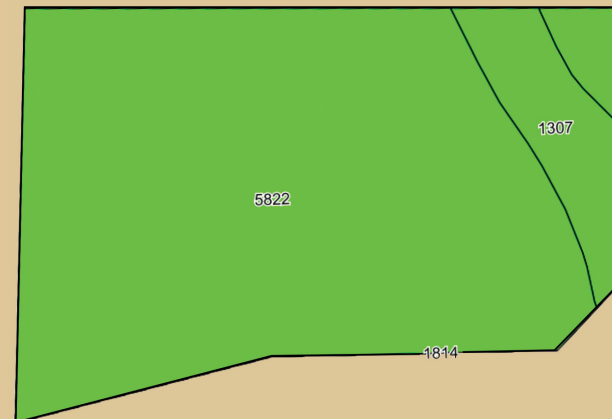
617.62 Total Tax Assessed Acres



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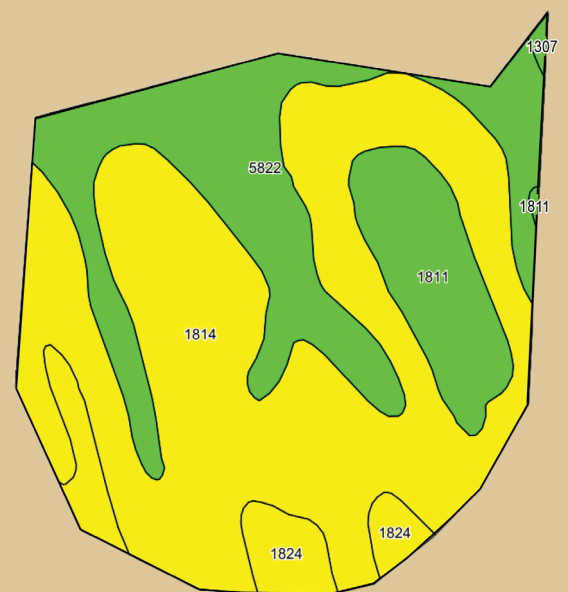
TRACT A

LOCATION:	South of Brule, Nebraska – from Exit 117 on I-80 Interchange go 3 miles south on Road West I S; then 2.5 miles west on County Road West 40.
LEGAL DESCRIPTION:	Pt of NW1/4 lying north of Western Canal; Section 1-T12N-R41W of the 6 th PM, Keith County, Nebraska.
ACRES:	96.43 Tax Assessed Acres
TAXES:	2021 Taxes Payable in 2022: \$2,865.10
LAND USE:	Certified Organic Corn, Wheat and Alfalfa. Pivot is currently in corn stalks with corners planted to Organic Winter Wheat.
WATER RIGHTS:	85.25 Certified Irrigated Acres. NE Well Reg. #G-020875 originally set up to pump 1310 GPM from 75' Static 48' Well Depth 180' Additional water rights from Western Canal.
EQUIPMENT:	7-Tower Zimmatic Pivot with 60 H.P. Electric Motor; Johnson Irrigation Pump; 6 cylinder Isuzu Diesel Engine with Aurora Centrifugal Pump for water from the Western Canal.
FSA INFO:	Currently combined with Tracts B, C, and D. 53.88 acres Wheat Base @ 43 bu yield; 12.95 acres Oat Base @ 43 bu yield; and 175.89 acres Corn Base @ 122 bu yield.
SOILS:	90% Class I Duroc Loam and 9.7% Class II Bayard Fine Sandy Loam
POSSESSION:	Immediately upon Closing.
COMMENTS:	Excellent soils and black top access on the north edge of the property. Buyer will receive full possession, including approximately 20 acres of growing Wheat.



TRACT B

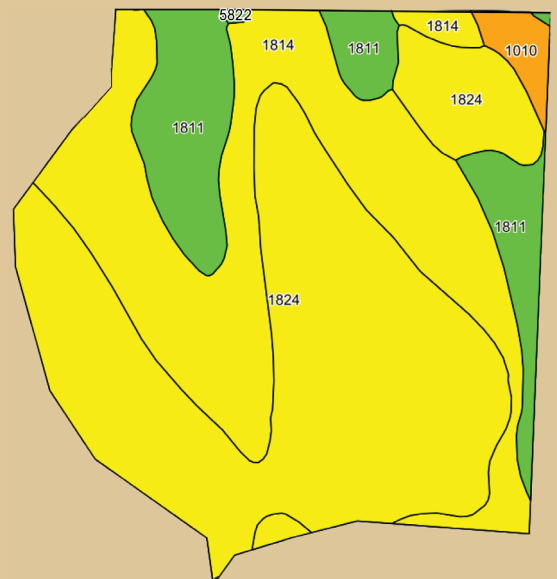
LOCATION:	South of Brule, Nebraska – from Exit 117 on I-80 Interchange go 3 miles south on Road West I S; 2.5 miles west on County Road West 40; then 1/2 mile south on Road West L S.
LEGAL DESCRIPTION:	Pt of West 1/2; Section 1-T12N-R41W of the 6 th PM, Keith County, Nebraska. (lying south of Western Canal)
ACRES:	144.77 Tax Assessed Acres
TAXES:	2021 Taxes Payable in 2022: \$6,505.90
LAND USE:	Certified Organic Farmland. Currently in corn stalks.
WATER RIGHTS:	134.982 Certified Irrigated Acres. NE Well #G-116090 originally set up to pump 825 GPM from 145' Static 108' Well Depth 210'
EQUIPMENT:	1 year old Reinke 8 Tower Pivot; 100 H.P. Electric Motor; Johnson Irrigation Pump; (2) - 30,000 bu bins with air; and 60' x 120' hay shed.
FSA INFO:	Currently combined with Tracts A, C, and D. (See FSA under Tract A)
SOILS:	22.1% Class I Duroc Loam; 11% Class II Santanta Loam, 60% Class III Santanta Loam, 6% Class IV Santanta-Dix Complex.
POSSESSION:	Immediately upon Closing.
COMMENTS:	New Reinke Pivot with 60,000 bu grain storage and 60' x 120' covered hay shed.



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TRACT C

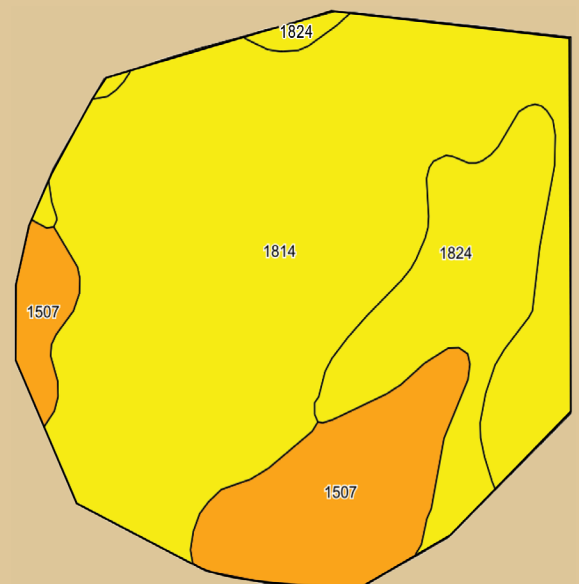
LOCATION:	South of Brule, Nebraska – from Exit 117 on I-80 Interchange go 2 miles south on Road West I S; then 2 miles west on County Road West 40; and 1/2 mile south on County Road K S.
LEGAL DESCRIPTION:	Pt of SE1/4 Section 1 and NE1/4 Section 8-T12N-R41W of the 6 th PM, Keith County, Nebraska.
ACRES:	211.73 Tax Assessed Acres
TAXES:	2021 Taxes Payable in 2022: \$6,468.40
LAND USE:	Certified Organic Farmland. Currently planted to Organic Winter Wheat.
WATER RIGHTS:	170.363 Certified Irrigated Acres. NE Well #G-017510 originally set up to pump 1,310 GPM from 91' 64' Static Well Depth 182'
EQUIPMENT:	10 Tower Zimmatic Pivot; 150 H.P. Electric Motor; Johnson Irrigation Pump; 40,000 bu grain bin; and submersible stock well with pipeline tanks.
FSA INFO:	Currently combined with Tracts A, B, and D. (See FSA info under Tract A)
SOILS:	48.1% Class II & III Santanta Loams; 51.9% Class IV Santanta-Dix Complex.
POSSESSION:	Immediately upon Closing.
COMMENTS:	Buyer to receive full possession of property, including planted Organic Winter Wheat.



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TRACT D

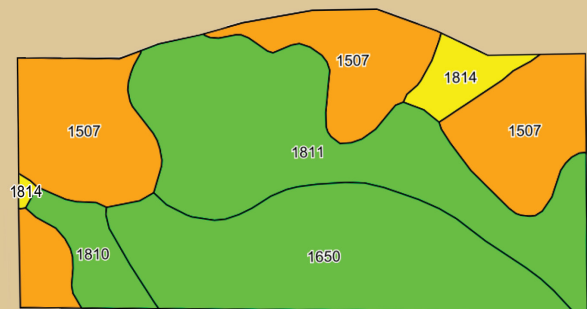
LOCATION:	South of Brule, Nebraska – from Exit 117 on I-80 Interchange go 2 miles south on Road West I S; 2.5 miles west on County Road West 40; then 1.25 miles south on Road West K S.
LEGAL DESCRIPTION:	PT of NE1/4 Section 12-T12N-R41W of the 6 th PM, Keith County, Nebraska.
ACRES:	88.19 Tax Assessed Acres
TAXES:	2021 Taxes Payable in 2022: \$2,512.68
LAND USE:	Certified Organic Farmland. Currently planted to Organic Winter Wheat.
WATER RIGHTS:	71.46 Certified Irrigated Acres; NE Well Reg #G-124502 originally set up to pump 500 GPM from 240' Static 190' Well Depth 350'
EQUIPMENT:	6 Tower Zimmatic - Case Int. 4391TA Diesel Engine; 80 H.P. Amarillo Gearhead, Fairbanks Pump.
FSA INFO:	Currently combined with Tracts A, B, and C. (See Tract A for Base and Yield info)
SOILS:	36.2% Class I Kuma & Santanta Loam; 37% Class II Santanta Loam; 26.8% Class II Altvan Dix Complex.
POSSESSION:	Immediately upon Closing.
COMMENTS:	Good county road access on County Road West K S.



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TRACT F

LOCATION:	South of Brule, Nebraska – from Exit 117 on I-80 Interchange go 2 miles south on Road West I S; 2 miles west on County Road West 40; then 2 miles south on County Road K S.
LEGAL DESCRIPTION:	S1/2SE1/4 Section 12-T12N-R24W (surveyed tract)
ACRES:	76.5 Tax Assessed Acres
TAXES:	2021 Taxes Payable in 2022: \$2,466.22
LAND USE:	Certified Organic Cropland. Currently in corn stalks.
WATER RIGHTS:	64.948 Certified Irrigated Acres; NE Well Reg #G-116089 set up to pump 500 GPM from 275' Static 235' Well Depth 390'
EQUIPMENT:	8 Tower Zimmatic Pivot, Case Int 6591T Diesel Engine; 80 H.P. Amarillo Gearhead, Fairbanks Irrigation Pump.
FSA INFO:	67.35 Acres Cropland; 7.26 acres Wheat Base @ 43 bu yield; 1.79 acres Oat Base @ 43 bu yield, 23.69 acres Corn Base @ 122 bu yield.
SOILS:	36.2% Class I Kuma & Santanta Loams; 34.5% Class II Santanta Loams, 2.5% Class III Santanta Loam; and 26.8% Class IV Altvan-Dix Complex.
POSSESSION:	Immediately upon Closing.
COMMENTS:	Good access on County Road West K S.

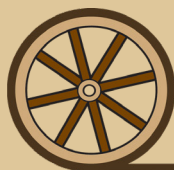
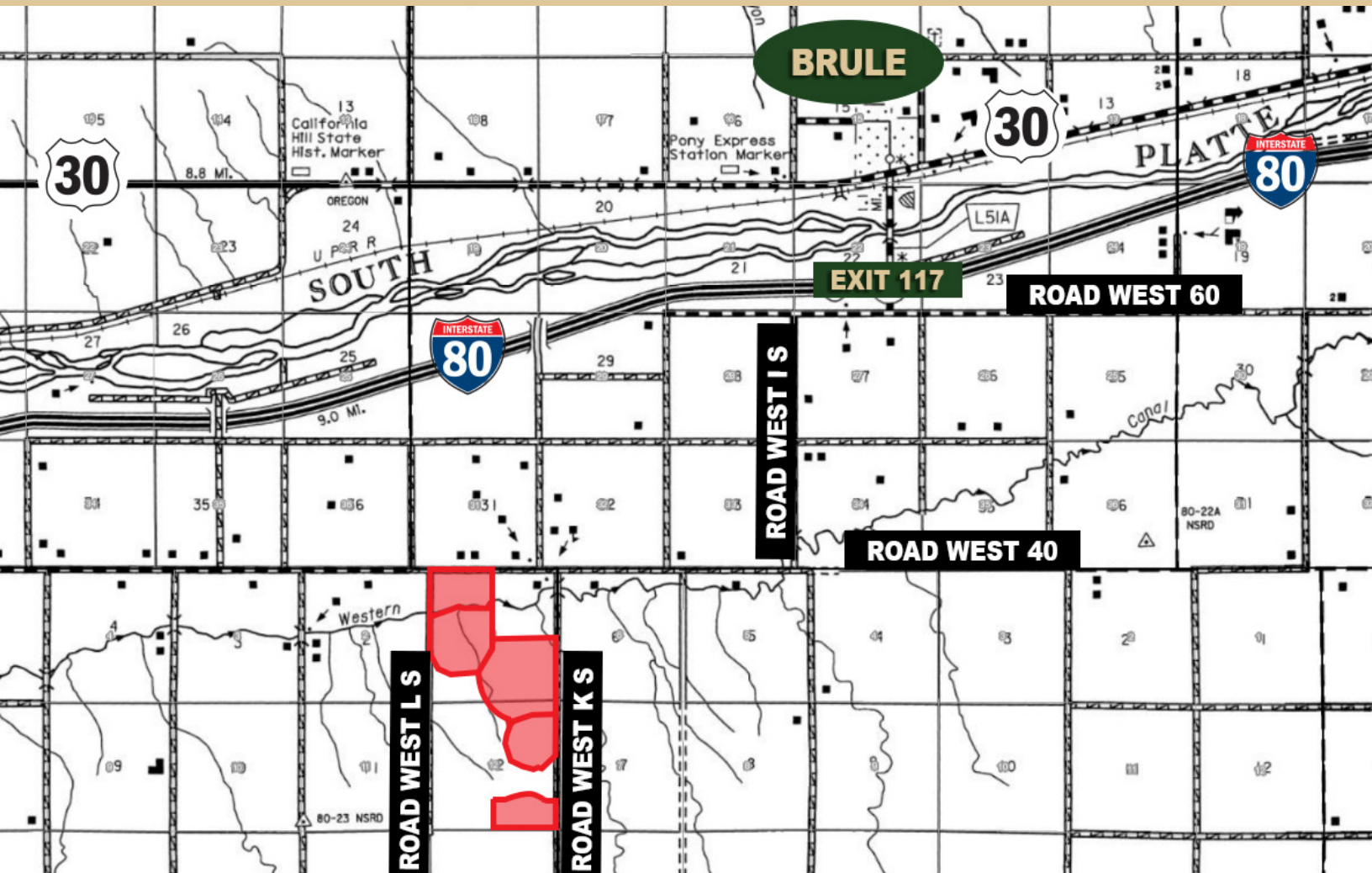


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LOCATION MAP



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