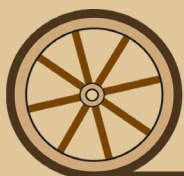# LAND FOR SALE

LOUP CITY GRAVITY & RECREATION LAND

LOCATION: 4.5 miles south and 1.5 miles east of Loup City, Nebraska.

LEGAL DESCRIPTION: Part of Section 5; and Part of Lot 9 in Section 4; All of Township 14N, Range 14W of the 6th P.M., Sherman County, Nebraska.

PROPERTY DESCRIPTION: Sherman County Assessor indicates a total of 215.10 tax-assessed acres. There are 102.92 Certified Irrigated Acres from the Lower Loup NRD with a well registered at 1,250 GPM. Farm consists of good quality gravity irrigated cropland and accretion land including Middle Loup River frontage.

FARM SERVICE AGENCY INFO: Total cropland - 108.88 acres;
Govt. Base Acres: Corn 61.57 acres w/ PLC yield of 151.00 bu/acre.
Soybeans 32.69 acres w/ PLC yield of 45.00 bu/acre.
All cropland is considered non-highly erodible by the NRCS.

SOILS: Soils consist primarily of Class I, V, & IV Wann, Loup, Ipage fine sandy loams with slopes of 0-3%.

TAXES: 2022 Real Estate Taxes: $5,421.64

LIST PRICE: **$1,150,000.00**

COMMENTS: Fantastic opportunity to own recreational property along the Middle Loup River. Located just south of Loup City, this property includes approximately one-third mile of river frontage as part of approximately 84.00 acres of accretion/recreation land that also includes the amenities of Wiggle Creek.

Mike Wilken
Listing Agent

CONTACT: **Mike Wilken, Listing Agent | 308.234.4969**
Bart Woodward, Bryan Danburg, Kent Richter

*Sale subject to a lease for the 2023 growing season.

Offered Exclusively by:

AGRI AFFILIATES, Inc.
Providing Farm & Ranch Real Estate Services

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

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

WELL INFORMATION

REGISTRATION:	G-027214
COMPLETION:	04/12/1967 @ 1,250 gpm
WELL DEPTH:	289'
STATIC:	70'
PUMPING:	70'
COLUMN:	8"
PUMP:	Western Land Roller
GEAR HEAD:	Amarillo
POWER UNIT:	Case 4390 Diesel Motor

Power unit, tanks, & pipe sell with the property.

State:	Nebraska
County:	Sherman
Location:	5-14N-14W
Township:	South Loup City
Acres:	235.11

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

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING

©2022 AgriData, Inc.

Soils data provided by USDA and NRCS.
Area Symbol: NE163, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Soybeans Bu	Soybeans Irrigated Bu	Winter wheat Bu
8581	Wann fine sandy loam, rarely flooded	129.74	55.2%		IIw	IIw	43	4	6	49	123	64	93	20	31	33
6313	Barney loam, channeled, frequently flooded	43.96	18.7%		VIw		22									
9903	Fluvaquents, sandy, frequently flooded	19.53	8.3%		VIIIw		3									
4662	Loup fine sandy loam, 0 to 1	16.05	6.8%		Vw		32									