

FOR SALE

313.43 +/- IRRIGATED ACRES IN HAMILTON COUNTY, NEBRASKA

**OFFERED AT
\$4,388,020
(\$14,000/ACRE)**

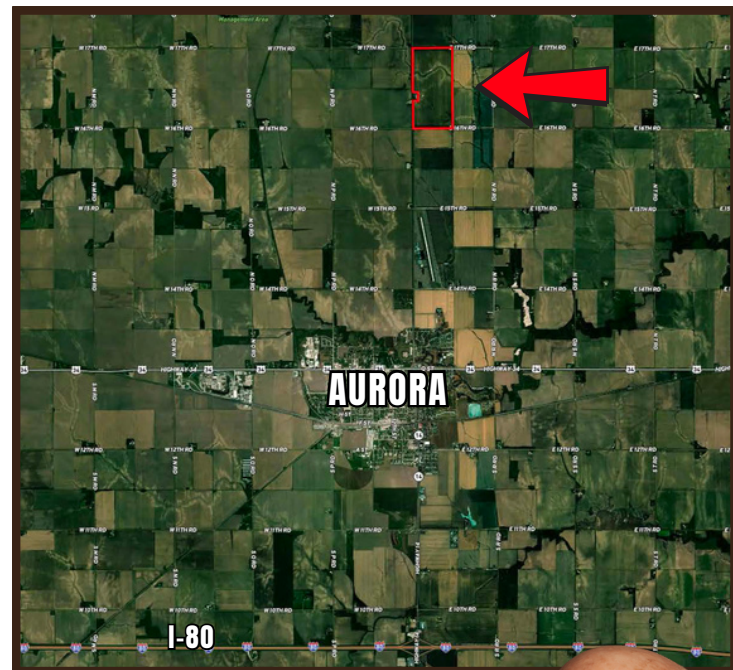


PROPERTY DESCRIPTION

TWO PIVOT IRRIGATED FARMS ADJOINING EACH OTHER WITH HIGHWAY 14 FRONTAGE. PROPERTIES ARE ALL IRRIGATED WITH CORNER SYSTEMS. PRODUCTIVE FARM WITH MOSTLY CLASS 1 & 2 SOILS. NUMEROUS GRAIN MARKETS INCLUDING TWO ETHANOL PLANTS WITHIN 15 MILES. THIS PROPERTY IS AN EXCELLENT INVESTMENT WITH A FAVORABLE LEASE BACK BY THE SELLER.

PROPERTY DIRECTIONS

FROM THE JUNCTION OF HIGHWAY 34 AND 14 IN AURORA, HEAD 3 MILES NORTH ON HIGHWAY 14 TO 16 ROAD. THIS IS THE SOUTHWEST CORNER OF THE FARM.

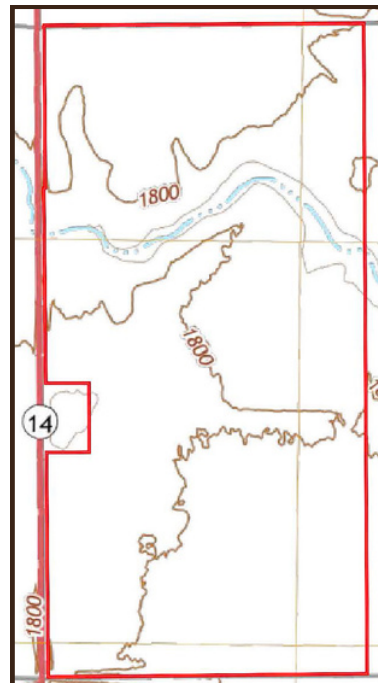


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**LEGAL DESCRIPTION: NW ¼ AND SW ¼ (EXCEPT ACREAGE AND BUILDINGS)
SECTION 15, T11N, R6W OF THE 6TH P.M., HAMILTON COUNTY, NEBRASKA**

PROPERTY TAXES: \$15,010.38

TOTAL ACRES (PER ASSESSOR): 313.43+/-

• IRRIGATED ACRES: 305.11

FSA INFORMATION

- CORN - 305.11 BASE ACRES - 187 PLC YIELD**
- TOTAL CROPLAND ACRES - 305.11**

IRRIGATION INFORMATION

- WELL G-032569 - DRILLED 2/9/70, 1000 GPM, 83' STATIC LEVEL, 103' PUMPING LEVEL, 206' WELL DEPTH**
- WELL G-044181 - DRILLED 3/4/75, 1300 GPM, 95' STATIC LEVEL, 116' PUMPING LEVEL, 205' WELL DEPTH**
- LOCATED IN UPPER BIG BLUE NRD**
- 2022 ZIMMATIC CORNER SYSTEM WITH DROP SPAN AROUND THE BUILDING SITE**
 - ON SOUTHWEST 1/4**
 - 75 HP ELECTRIC MOTOR**
- 2 TOWER PIVOT**
 - IN NORTHWEST CORNER OF SOUTHWEST 1/4**
- 2006 8 TOWER PIVOT WITH 2021 CORNER ARM**
 - ON NORTHWEST 1/4**
 - 100 HP ELECTRIC MOTOR**

ALL MINERAL RIGHTS OWNED BY SELLER, IF ANY, CONVEY TO BUYER.

OWNER OPERATED

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3824	Crete silt loam, 0 to 1 percent slopes	154.09	49.41	0	63	2s
3864	Hastings silt loam, 0 to 1 percent slopes	76.91	24.66	0	69	1
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	42.49	13.63	0	58	3e
3953	Fillmore silt loam, drained, 0 to 1 percent slopes	21.85	7.01	0	66	2w
3866	Hastings silt loam, 1 to 3 percent slopes	13.21	4.24	0	68	2e
3561	Hobbs silt loam, occasionally flooded	3.28	1.05	0	81	2w
TOTALS		311.83(*)	100%	-	64.41	1.89

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