

LAND FOR SALE

Callaway Farm & Pasture



Location:

From Callaway, Nebraska, the property is located 3 miles north and west on Arnold Callaway River Road.

Legal Description:

N1/2, that part of the S1/2 lying north and east of county road, Section 32-T16N-R23W of the 6th P.M., Custer County, NE.

Acres:

446.03 tax assessed acres

Taxes:

2016 taxes payable in 2017 - \$5,977.

Land Use:

Property is assessed as 11.7 acres dry cropland, 37.0 acres irrigated cropland, 387.4 acres grass and 10 acres building site and roads.

Water:

Property has 37.0 certified irrigated acres with the Lower Loup NRD.

Price:

\$725,000

Comments:

This is an opportunity to purchase a combination property including rangeland, pivot irrigated cropland, dry cropland, feeding pens and a house. The rangeland is water by two windmills and four pipeline tire tanks. The feeding pens include continuous panel construction and fence line bunks. The pivot includes excellent terrain and shallow pumping depth.

Contact:

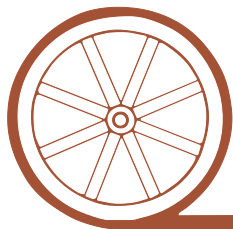
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Brad Atkins,
Listing Agent

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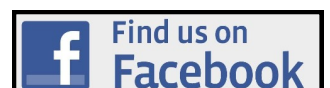
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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.



Improvements:

Older 3 bedroom home; three feed pens with 1,080 ft of fenceline bunk, two tanks, working pen & load-out pen. Property has 2 rows (1,000 ft each) of newly planted windbreak trees with drip system.



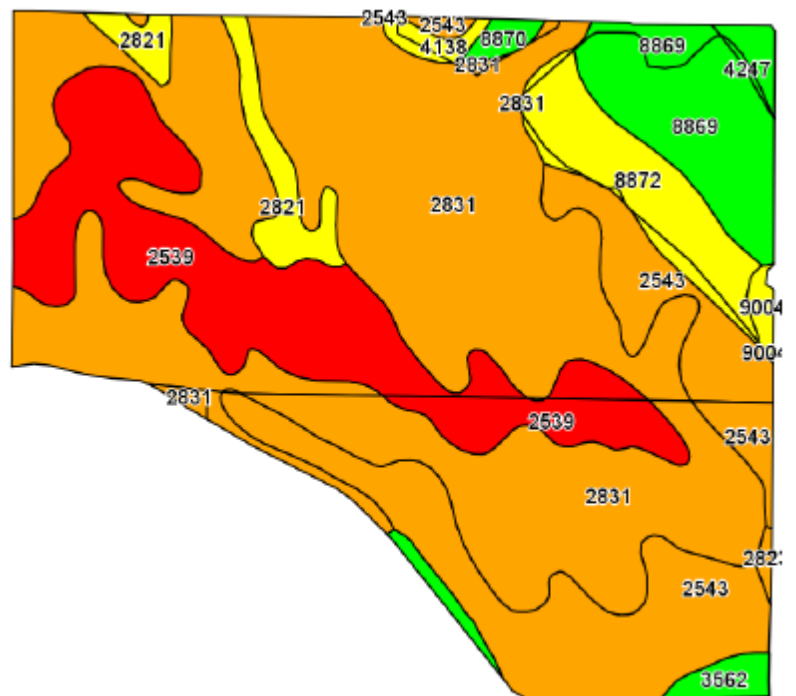
Rangeland:

Cross-fenced into 3 pastures. New 5 wire fence along north 1 mile with balance 3 and 4 wire. Pastures have two windmills and tanks plus 4 rubber tire tanks on pipeline installed in 2016. Pipeline tanks are 1 on float and 3 with hydrants.

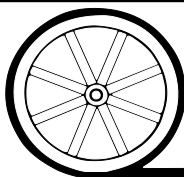
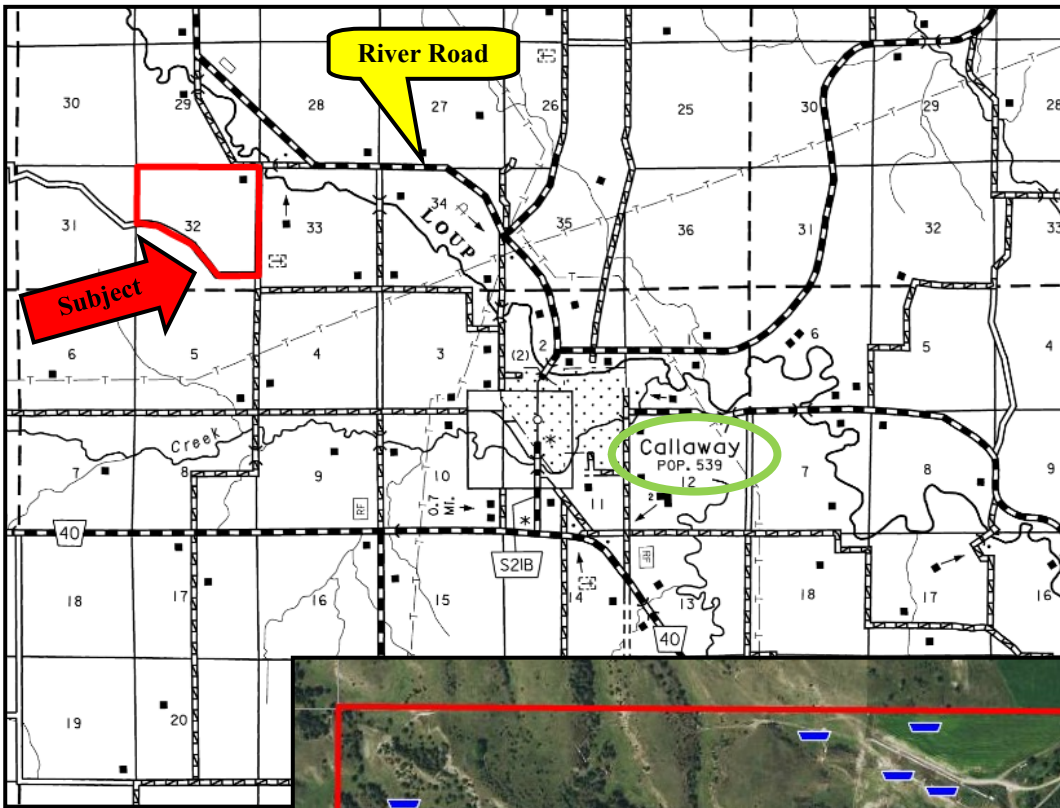


Irrigation Equipment:

Irrigation equipment includes 6 tower Hygromatic with Valley conversion center pivot, 454 Chevy LP power unit with generator, and turbine pump.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	211.55	48.6%		VIe	
2539	Coly-Hobbs silt loams, 3 to 60 percent slopes	72.83	16.7%		VIIe	
2543	Coly silt loam, 11 to 17 percent slopes, eroded, cool	70.10	16.1%		VIe	
8869	Hord silt loam, 0 to 1 percent slopes	29.19	6.7%		IIc	Iw
8872	Hord silt loam, 3 to 6 percent slopes	22.10	5.1%		IIIe	IIIe
2821	Uly silt loam, 6 to 11 percent slopes, eroded	12.72	2.9%		IVe	IVe
3562	Hobbs silt loam, occasionally flooded, cool	5.88	1.4%		IIw	IIw
4247	Ord very fine sandy loam, occasionally flooded	2.96	0.7%		IIw	IIw
4138	Holdrege silt loam, 7 to 11 percent slopes	2.77	0.6%		IVe	IVe
8870	Hord silt loam, 1 to 3 percent slopes	2.30	0.5%		IIe	IIe
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	1.87	0.4%		IIIe	IIIe
2823	Uly silt loam, 11 to 17 percent slopes, eroded	0.86	0.2%		VIe	



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