

# LAND FOR SALE

## J-MAR FARM VALLEY COUNTY

- LOCATION:** Approximately 3 1/2 miles southeast of Burwell, or 8 miles northwest of Ord, Nebraska on State Hwy 11. (farm located on the corner of State Hwy 11 & 821 Road)
- LEGAL DESCRIPTION:** NW1/4 except highway; NW1/4 SW1/4 less canal and a 6.9 acre tract; all in Section 8-T20N-R15W of the 6th P.M., Valley County, Nebraska
- PROPERTY DESCRIPTION:** Valley County Assessor indicates a total of 183.27 acres. Farm consists of gravity irrigated and dry cropland with wooded pasture.
- FARM SERVICE AGENCY INFO:** Total Cropland - 141.43 acres  
Government Base Acres - Corn 141.4 with a PLC yield of 160 bu/acre  
All cropland is considered non-highly erodible by the NRCS
- IRRIGATION INFORMATION:** Water for irrigation is provided by 144 acres of water rights from the North Loup River Public Power & Irrigation District. Farm is located in the Lower Loup Natural Resource District, and contains 141.43 certified irrigated acres.
- SOILS:** Soils of the cropland consist primarily of Class I and II Hord and Cozad silt loams, with slopes of 0-3%. Soils of the wooded pasture consist of Coly, Hobbs, and Cozad silt loams, with slopes ranging from 0-60%.
- BUILDING IMPROVEMENTS:** A vacant improvement site consisting of an older house, bins, and out buildings is located in the southwest portion of the NW1/4.
- REAL ESTATE TAXES:** 2016 Real Estate Tax - \$9,891.40
- LIST PRICE:** \$865,000.00 CASH
- COMMENTS:** This farm offers highly productive cropland, along with wooded pasture which offers both agricultural and recreational amenity.
- CONTACT:** Bart Woodward, Listing Broker (308) 233-4605 bart@agriaffiliates.com  
Bryan Danburg, Kent Richter, Sales Associates

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