## **J-MAR FARM** VALLEY COUNTY

Approximately 3 1/2 miles southeast of Burwell, or 8 miles northwest of Ord, Nebraska on State Hwy 11. LOCATION:

(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

Water for irrigation is provided by 144 acres of water rights from the North Loup River Public Power & **INFORMATION:** 

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** 

2016 Real Estate Tax - \$9.891.40 **TAXES:** 

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

AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services...

Offered Exclusively By:

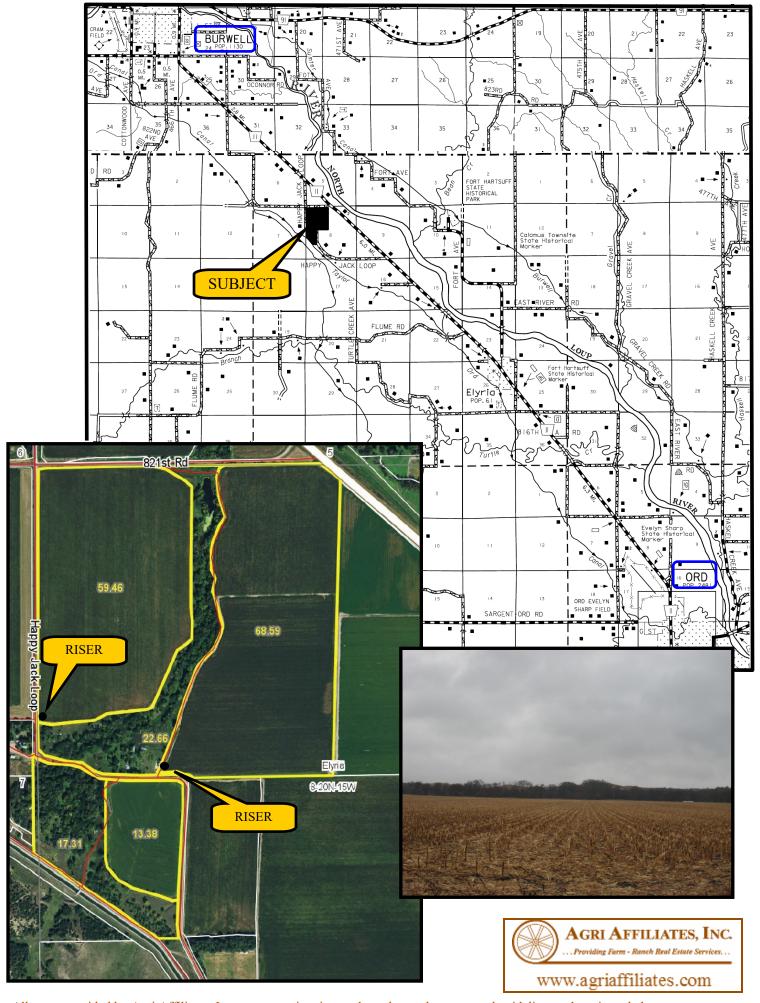
**KEARNEY OFFICE** P.O. Box 1390 2418 Highway 30 E Kearney NE 68848-1390 www.agriaffiliates.com (308) 234-4969

Fax (308) 236-9776

Management · Sales · Auctions · Appraisals

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.





All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.