

LAND FOR SALE

Wallace Pivot Quarter



Location:

From Wallace, Nebraska the property is located 6 1/2 miles south on Morning View Road, then 1 miles west on Brushy Road to the northeast corner of the property.

Legal Description:

NE1/4 Section 21-T9N-R34W of the 6th PM, Lincoln County, Nebraska.

Acres:

160 tax assessed acres

Taxes:

2015 taxes payable in 2016 - \$4,980.36

Land Use:

Pivot irrigated corn & soybeans

FSA Info:

132.3 acre corn base - 182 Bu PLC Yield

Water:

133.6 Certified Irrigated Acres in Middle Republican NRD; NE Well Reg. #G-095735; Set up to pump 750 GPM from 227', well depth 290'. Going into Spring 2017 the property should have 29" of water through 2017.

Soils:

Good combination of Hersh, Hord, Holdrege & Anselmo-Holdrege soils; 51% Class II & III, 48% Class IV.

Improvements & Equipment:

7 tower Reinke pivot, Sargent pump, 100 HP electric motor

Price:

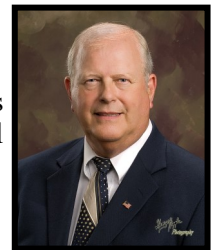
Price Reduced to \$810,000

Comments:

This property has county road access. It produced 250 Bu corn in 2015 and was planted to potatoes in 2016. Planted to winter wheat with Buyer receiving full possession at Closing.

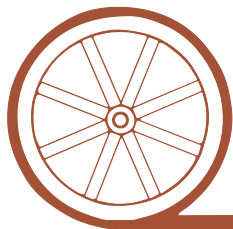
Contact:

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Jerry Weaver, Bruce Dodson, Don Walker, Chase Dodson,
Tony Eggleston, John Childears



Mike Polk,
Listing Agent

Offered Exclusively By:



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NORTH PLATTE OFFICE

P.O. Box 1166

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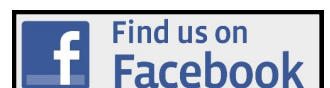
North Platte, NE 69103

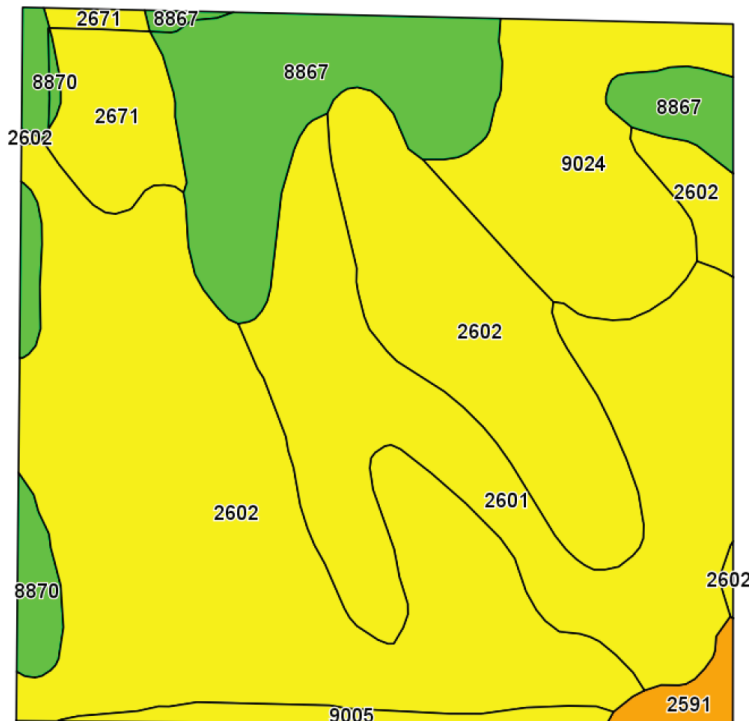
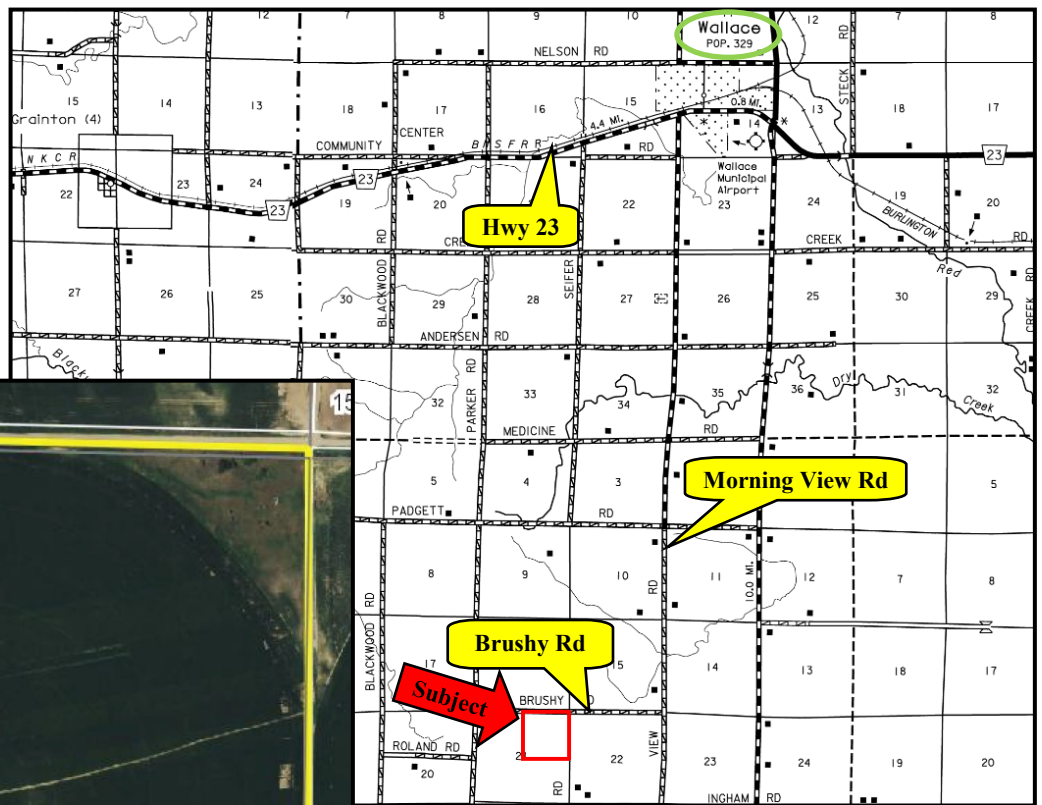
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided 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.





Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
2602	Hersh soils, 6 to 11 percent slopes	74.67	46.1%		IVe	IVe
2601	Hersh soils, 3 to 6 percent slopes	34.34	21.2%		IIIe	IIIe
8867	Hord fine sandy loam, 1 to 3 percent slopes	20.19	12.5%		Ile	Ile
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	16.60	10.3%		IIIe	IIIe
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	6.93	4.3%		IIIe	IIIe
8870	Hord silt loam, 1 to 3 percent slopes	4.53	2.8%		Ile	Ile
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	2.68	1.7%		IVe	IVe
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	1.93	1.2%		Vle	