

# LAND FOR SALE

## OLSEN FARM KEARNEY COUNTY, NE

**LOCATION:** Located 1 mile southwest of Minden on 31 Road.

**LEGAL DESCRIPTION:** S1/2 NW1/4 Section 24-T6N-R15W of the 6th P.M., Kearney County, Nebraska.

**PROPERTY DESCRIPTION:** Kearney County Assessor indicates a total of 80.06 acres. Farm consists of good quality gravity irrigated cropland.

### FARM SERVICE AGENCY

**INFORMATION:** Total Cropland - 75.69 acres  
Government Base Acres - Wheat 6.1 acres with PLC yield of 38 bu/acre  
Corn 65.6 acres with PLC yield of 176 bu/acre  
Soybeans 0.6 acres with PLC yield of 53 bu/acre  
All cropland is considered non-highly erodible by the NRCS

### IRRIGATION

**INFORMATION:** Well Registration G061136  
Completion Date 11/18/2011 at 750 gpm  
Well Depth 260'  
Static Water Level 71'  
Pumping Level 95'  
Column 10.75"  
Pump - Layne Bowler  
Gearhead - Amarillo 125 hp  
Power unit - Kubota Model V3600 diesel  
1,000 gallon fuel tank  
Well is located in the southwest corner. Water from the well is delivered via underground pipe to a riser located along the north.

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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.

## ADDITIONAL IRRIGATION

**EQUIPMENT:** 40' Bergen canal pump; 1,320 feet of 8 inch gated aluminum irrigation pipe

## NATURAL RESOURCE DISTRICT

**INFORMATION:** Farm is located in the Tri-Basin Natural Resource District, (NRD) and contains 79.06 certified irrigated acres.

**SOILS:** Soils consist primarily of Class I, II, and III Detroit, Holdrege, and Butler silt loams, with a minor amount of Class IV Scott silt loam.

## REAL ESTATE

**TAXES:** 2015 Real Estate Taxes - \$5,135.92

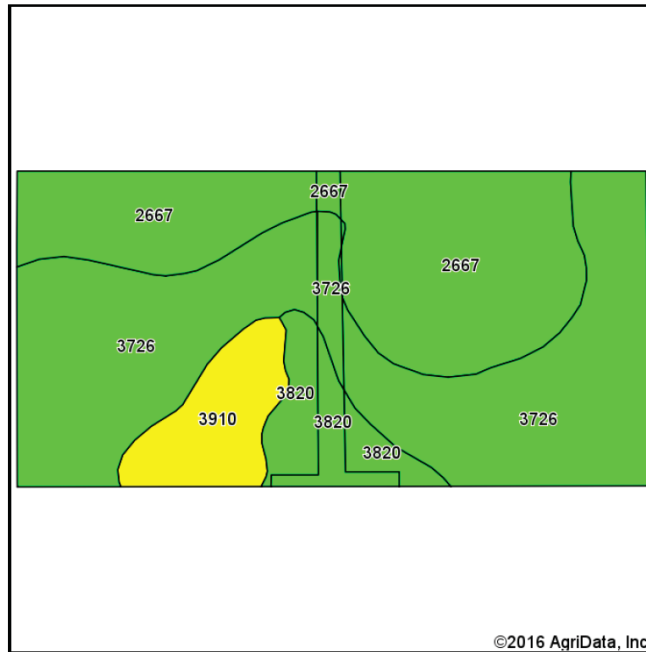
**LIST PRICE:** \$610,000.00 Cash

**COMMENTS:** This is a highly productive well maintained farm located in a strong farming community.

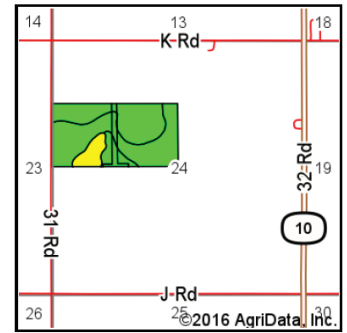
**CONTACT:** Bart Woodward, Listing Broker (308) 233-4605 [bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)  
Bryan Danburg, Kent Richter, John Keeney, and Dave Frost, Sales Associates



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Soils data provided by USDA and NRCS.



State: **Nebraska**  
 County: **Kearney**  
 Location: **24-6N-15W**  
 Township: **Hayes**  
 Acres: **79.42**  
 Date: **2/10/2016**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: NE099, Soil Area Version: 17

| Code                    | Soil Description                          | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Irr Class | SRPG        |
|-------------------------|-------------------------------------------|-------|------------------|----------------------|---------------|-----------|-------------|
| 3726                    | Detroit silt loam, 0 to 1 percent slopes  | 38.84 | 48.9%            |                      | Ilc           | Iw        | 69          |
| 2667                    | Holdrege silt loam, 0 to 1 percent slopes | 27.86 | 35.1%            |                      | Ile           | Iw        | 74          |
| 3910                    | Scott silt loam, frequently ponded        | 6.66  | 8.4%             |                      | IVw           |           | 19          |
| 3820                    | Butler silt loam, 0 to 1 percent slopes   | 6.06  | 7.6%             |                      | Ilw           | Ilw       | 66          |
| <b>Weighted Average</b> |                                           |       |                  |                      |               |           | <b>66.3</b> |



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