

LAND FOR SALE

FELZIEN FARM



LOCATION: 7 miles east and 3 miles north of Minden or 2 miles south and 1 mile west of Heartwell, Nebraska.
(Farm located on the corner of O Road and 39 Road)

LEGAL DESCRIPTION: E1/2 NE1/4 Section 31-T7N-R13W of the 6th P.M., Kearney County, Nebraska

PROPERTY DESCRIPTION: Kearney County Assessor indicates a total of 79.44 acres. Farm consists of pivot irrigated cropland with dry crop corners.

FARM SERVICE AGENCY

INFORMATION: Total Cropland - 76.25 acres
Government Base Acres - Corn 76.25 acres with a PLC yield of 162 bu/acre

IRRIGATION

INFORMATION:

Well Registration	G033023
Completion Date	2/9/1999 at 900 gpm
Well Depth	200'
Static Water Level	66'
Pumping Level	85'
Column	8"
Pump - Layne Bowler	Power Unit - U S Motors 50 hp electric
Cutler Hammer Control Panel	

Farm sells subject to an irrigation operating agreement with adjoining property, whereby both farms are irrigated utilizing the Felzien well, and a Valley pivot irrigation system owned by the adjoining property. (Please contact Agri Affiliates, Inc. to receive a copy of the irrigation operating agreement.)

Offered Exclusively By:



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KEARNEY OFFICE

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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.



NATURAL RESOURCE DISTRICT

INFORMATION: The farm is located in the Tri-Basin Natural Resource District and contains 76.47 certified irrigated acres.

SOILS: Soils consist of Class I irrigated, Class II non-irrigated Kenesaw, Holdrege, and Detroit silt loams, with slopes of 0-1%.

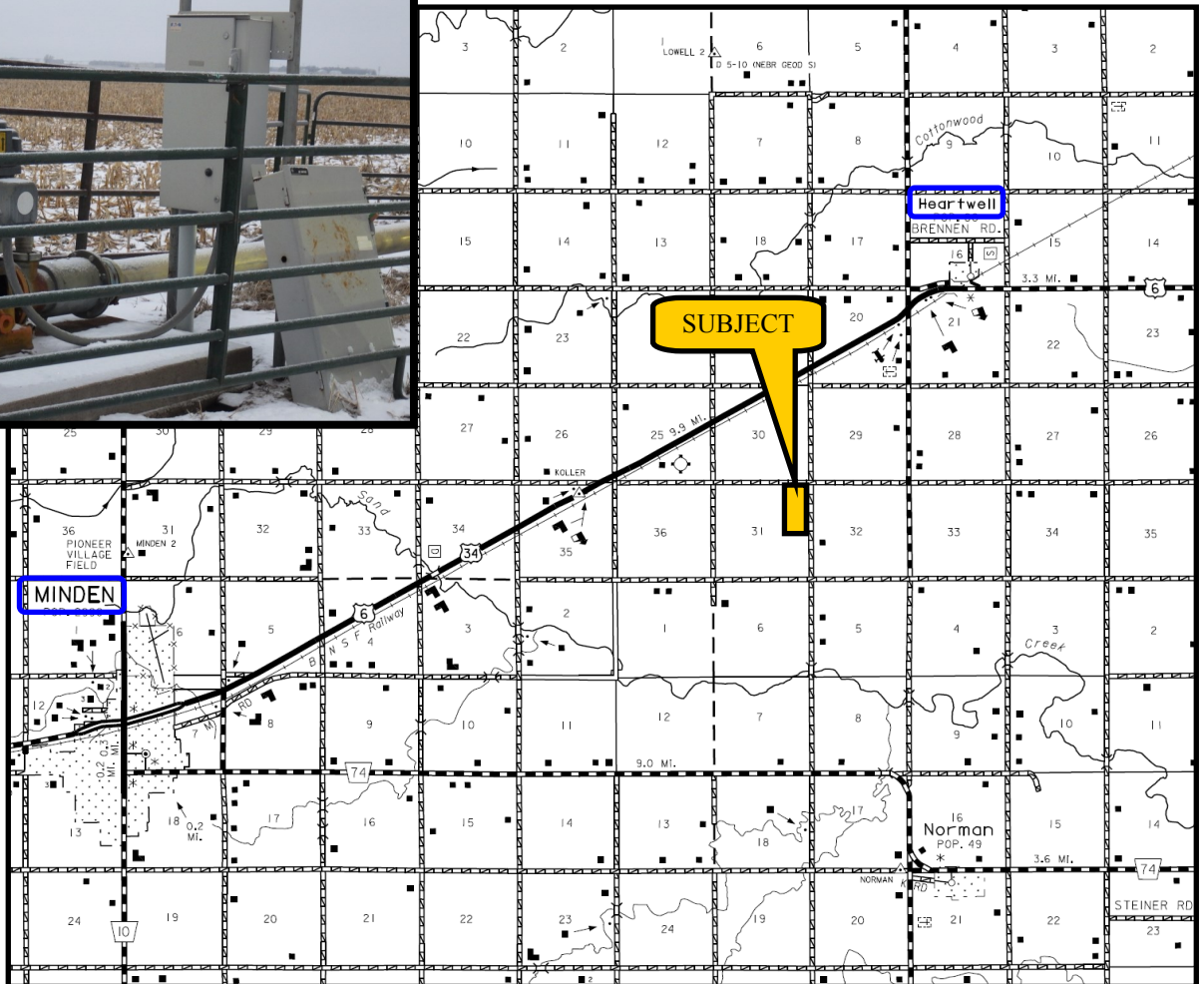
REAL ESTATE

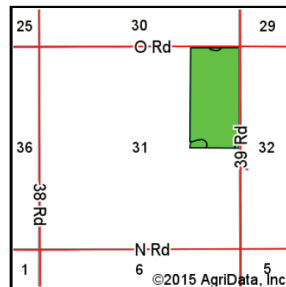
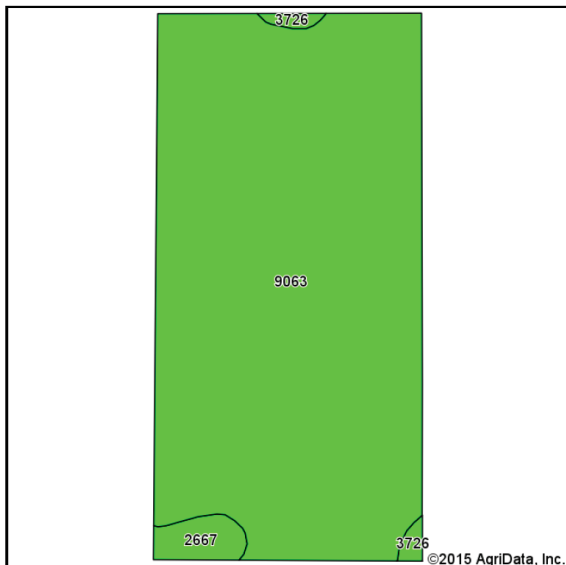
TAXES: 2015 Real Estate Tax - \$5,200.56

COMMENTS: This is a highly productive farm with well maintained irrigation equipment and an irrigation operating agreement which reduces operating cost.

LIST PRICE: **\$680,000 CASH**

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





State: **Nebraska**
 County: **Kearney**
 Location: **31-7N-13W**
 Township: **Eaton**
 Acres: **76.25**
 Date: **12/30/2015**

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Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 17											
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Cor n	Grain sorghum	Winter wheat
9063	Kenesaw silt loam, 0 to 1 percent slopes	73.54	96.4%		Ilc	lw	71	3	65	72	58
2667	Holdrege silt loam, 0 to 1 percent slopes	1.90	2.5%		Ile	lw	74				
3726	Detroit silt loam, 0 to 1 percent slopes	0.81	1.1%		Ilc	lw	69				
Weighted Average							71.1	2.9	62.7	69.4	55.9



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