

LAND FOR SALE

High Divide Farm

Keith County, NE

Location:

The property is located 4.5 miles east of Roscoe, Nebraska on Hwy 30, then approximately 1/2 mile north on Road East L N.

Legal Description:

E1/2, SW1/4 Section 31-T14N-R36W of the 6th P.M., Keith County, Nebraska.

Acres:

481.24 tax assessed acres

Taxes:

2014 taxes payable in 2015 - \$6,622.52

Land Use:

Property has 135 acres pivot irrigated cropland, 97 acres non-irrigated cropland, 237 acres rangeland, 11 acres winter rangeland/roads and a 1 acre building site.

FSA Info:

125.35 Ac. Corn Base, 68.54 Ac. Soybean base, 28.41 Ac. Wheat base; PLC Yields: 112 Bu Corn, 56 Bu Soybeans, 54 Bu Wheat.

Water:

135.031 Certified Irrigated Acres, Test pumped by Sargent Irrigation in 2013 - showed 776 GPM from 260' at 56 PSI

Soils:

Center pivot is 78% Class I, 16.5% Class II and 5.5% Class VI; Dryland is 27.2% Class II, 48.2% Class III, 19% Class IV and 5.6% Class VI.

Improvements & Equipment:

10 tower Zimmatic Pivot with lo-pressure drops, 150 Hp G.E. electric motor, WLR pump.

Price:

~~\$1,450,000~~ **Price Reduced** \$1,350,000

Comments:

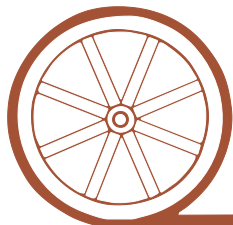
This property has excellent access on county gravel road. It has a submersible well with two water sites in the pasture. There is a steel building and 4 grain bins in the southwest corner of the NE1/4.

Contact:

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