

LAND FOR SALE

KEISER TRUST FARM KEARNEY COUNTY

LOCATION: 3 miles east and 1 mile north of Wilcox on gravel road. (located on corner of C Road and 24 Road)

LEGAL

DESCRIPTION: NE1/4 Section 27-T5N-R16W of the 6th P.M., Kearney County, Nebraska.

PROPERTY

DESCRIPTION: Kearney County Assessor indicates total of 162.44 acres. Farm consists of good quality pivot irrigated cropland with dry crop corners, and a rural improvement site.

BUILDING

IMPROVEMENTS: 904 sq.ft. ranch style house, equipped with central air and heat provided by a natural gas furnace.

FARM SERVICE AGENCY

INFORMATION: Total Cropland - 143.24 acres
Government base acres - Corn 62.47 acres with PLC yield of 192 bu/acre
Soybeans 63.33 acres with PLC yield of 53 bu/acre
All cropland is considered non-highly erodible by the NRCS.

IRRIGATION

INFORMATION:	Well Registration	G053935
	Completion Date	10/5/1976 at 1,600 gpm
	Well Depth	182'
	Static Water Level	125'
	Pumping Level	151'
	Column	11"

Offered Exclusively By:



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KEARNEY OFFICE

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Kearney NE 68848-1390

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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.



Pump - Western Land Roller
Gearhead - Amarillo
Power Unit - Chevy Model 454 Natural Gas
Pivot - T & L 7 tower. Purchased in fall of 2010.

NATURAL RESOURCE DISTRICT

INFORMATION: Farm is located in the Tri-Basin Natural Resource District and contains 136.0 certified irrigated acres.

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

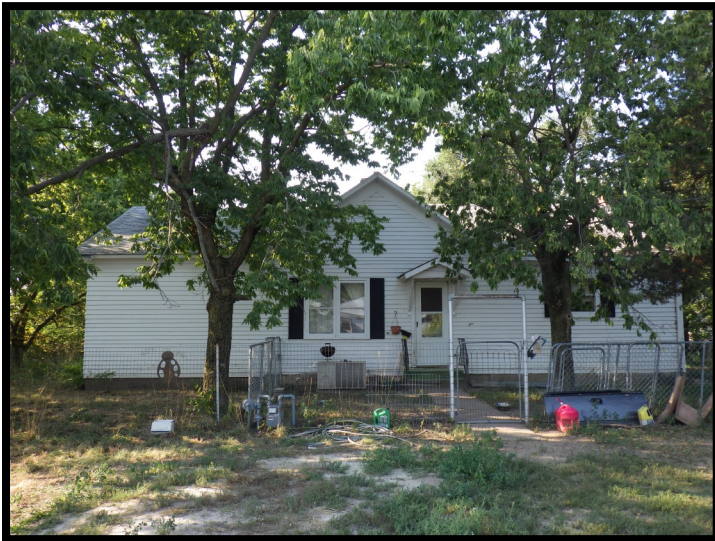
REAL ESTATE TAXES:

2014 Real Estate Tax - \$8,066.82

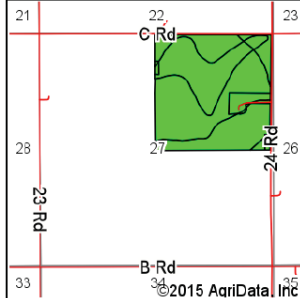
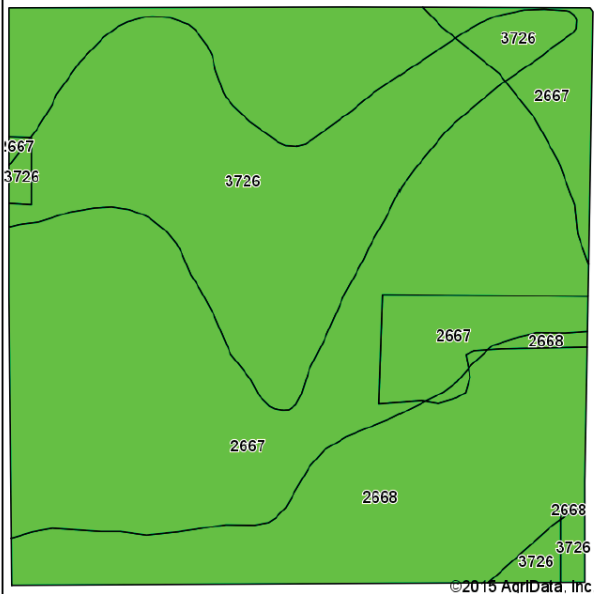
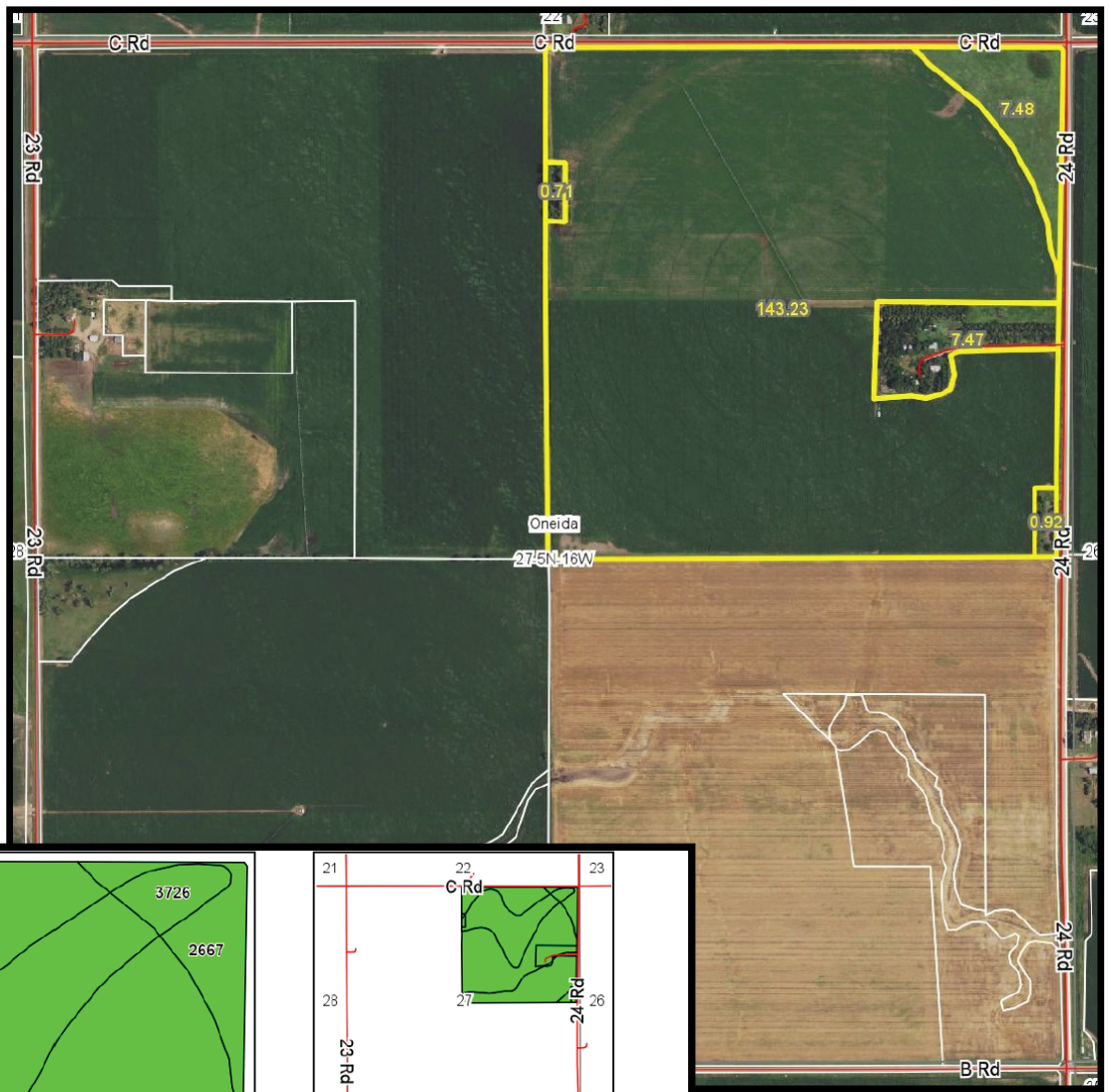
LIST PRICE: **\$1,400,000.00** **TERMS:** **CASH**

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

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State: **Nebraska**
 County: **Kearney**
 Location: **27-5N-16W**
 Township: **Oneida**
 Acres: **159.81**
 Date: **7/7/2015**

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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: 16

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Cor n	Grain sorghum	Winter wheat
2667	Holdrege silt loam, 0 to 1 percent slopes	83.41	52.2%		IIIc	IIIe	74				
3726	Detroit silt loam, 0 to 1 percent slopes	43.78	27.4%		Iw	Iw	69	4	68	85	58
2668	Holdrege silt loam, 1 to 3 percent slopes	32.62	20.4%		Ile	Ile	73				
Weighted Average							72.4	1.1	18.6	23.3	15.9

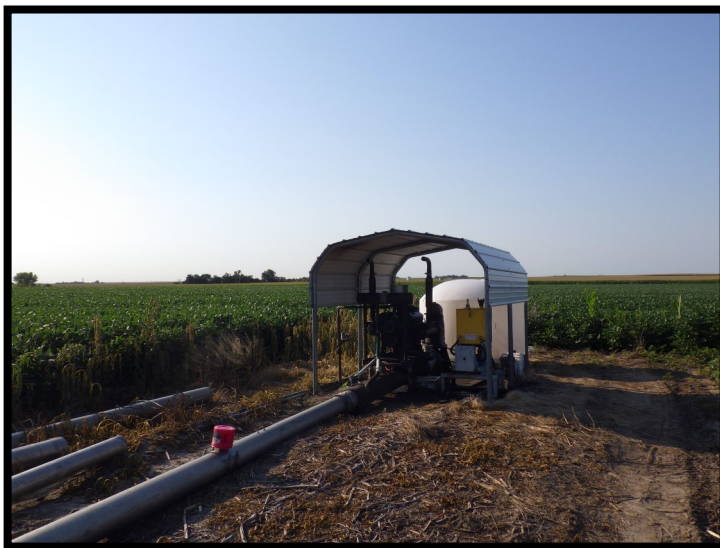
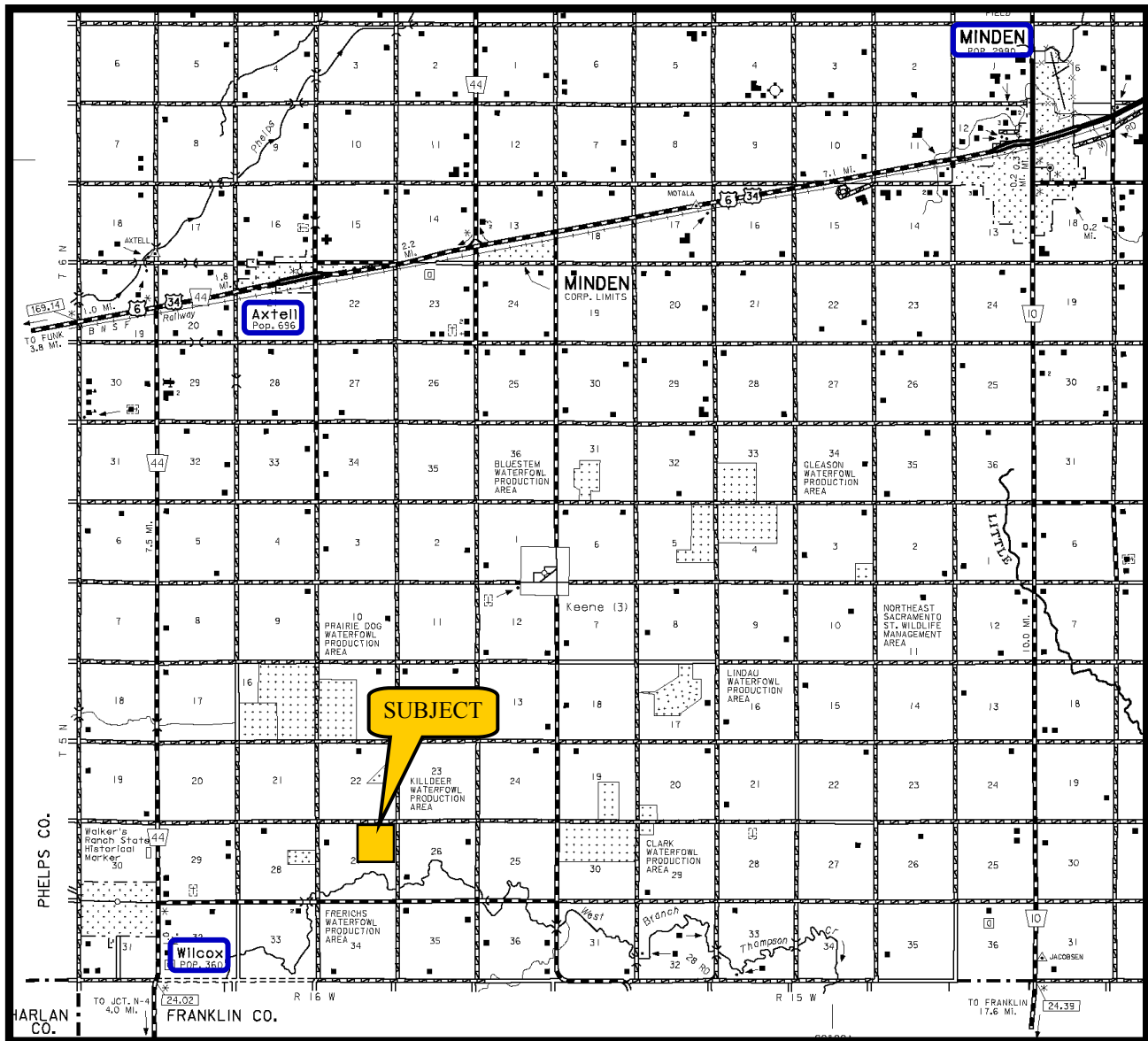
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*c: Using Capabilities Class Dominant Condition Aggregation Method

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