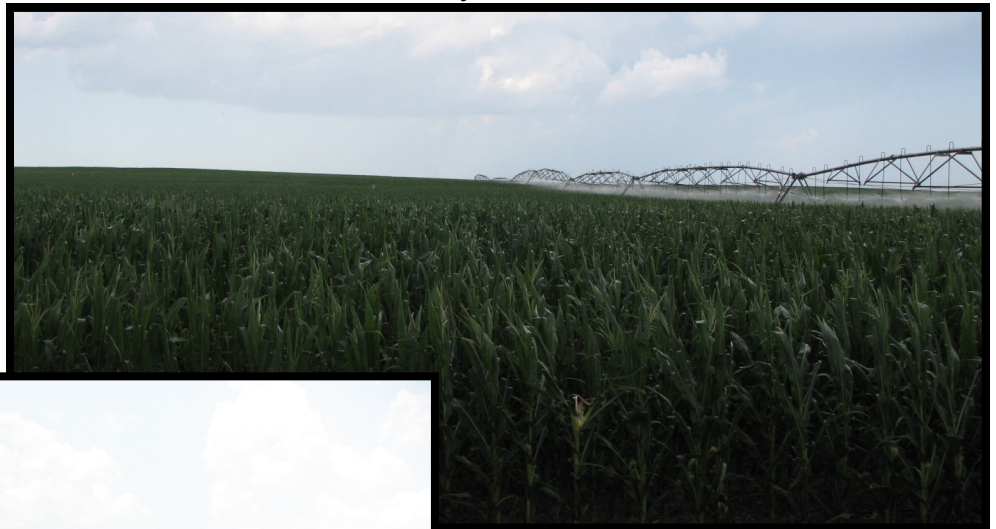


# LAND FOR SALE

## TLC Pivots

*Keith & Perkins County*

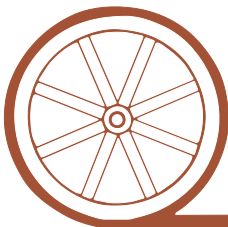


- Location:** Three excellent pivot quarters located between Grant & Ogallala, Nebraska.
- Price:** **\$3,150,000**  
(Parcel #1 Keith County - \$1,100,000; Parcel #2 Perkins County - \$2,050,000)
- Comments:** Keith County Pivot is currently planted to beans. The Perkins County Pivots are currently planted to corn. Excellent soils with an abundance of water.
- Contact:** **Mike Polk, Listing Agent—308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
Bruce Dodson, Jerry Weaver, Chase Dodson, Tony Eggleston, Don Walker



**Mike Polk,**  
*Listing Agent*

*Offered Exclusively By:*

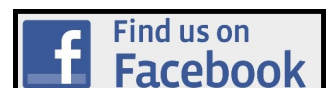


## AGRI AFFILIATES, INC.

*...Providing Farm - Ranch Real Estate Services...*

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.

**NORTH PLATTE OFFICE**  
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I-80 & US Hwy 83  
North Platte, NE 69103  
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**(308) 534-9240**  
Fax (308) 534-9244



## Parcel #1

**Location:** 8 miles southeast of Brule, Nebraska on the northwest corner of County Roads WF & W10.

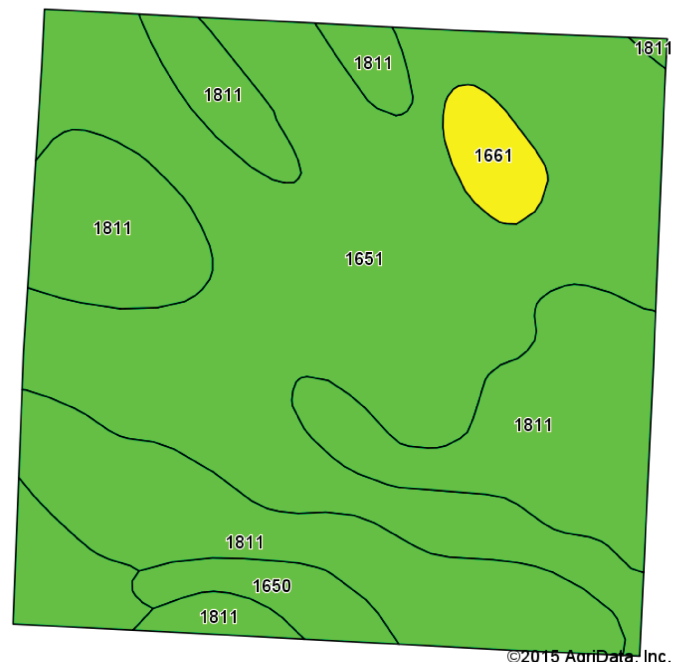
**Legal Description:** SE1/4 Section 14-T12N-R40W of the 6th P.M., Keith County, NE.

**Acres & Taxes:** 160.41 tax assessed acres; 2014 taxes payable in 2015 - \$6,139.08

**Irrigation Info:** In the Twin Platte NRD - NE Well Registration #G-058825; 125.507 Certified Irrigated Acres. Well depth 415', Static Water Level 228', Pumping Level 235' at 1,636 GPM in February 2007. Sargent Reworked WLR Pump in July 2006. 7 Tower Valley Pivot with Lo-Pressure Drops, 125 HP Electric Motor. 17.62 acres in corners are in CRP through 2019.

**FSA:** 159.7 FSA Cropland Acres. Currently planted to beans.

**Price:** \$1,100,000



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1651	Kuma loam, 1 to 3 percent slopes	90.15	56.5%		Ile	Ile
1811	Satanta loam, 1 to 3 percent slopes	60.74	38.0%		Ile	Ile
1650	Kuma loam, 0 to 1 percent slopes	4.86	3.0%		Ilc	Iw
1661	Lodgepole silt loam, frequently ponded	3.92	2.5%		IIIw	IVw

## Parcel #2

**Location:** 7 miles north of Grant, Nebraska on Hwy 61 and then 10 miles west on County Road 768 to County Road 317.

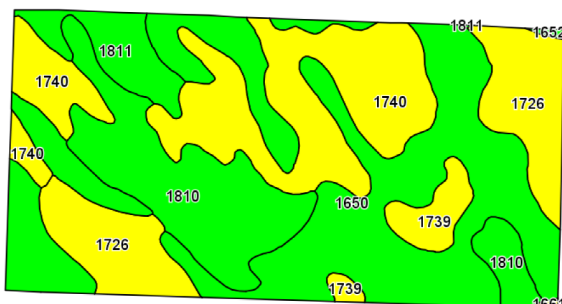
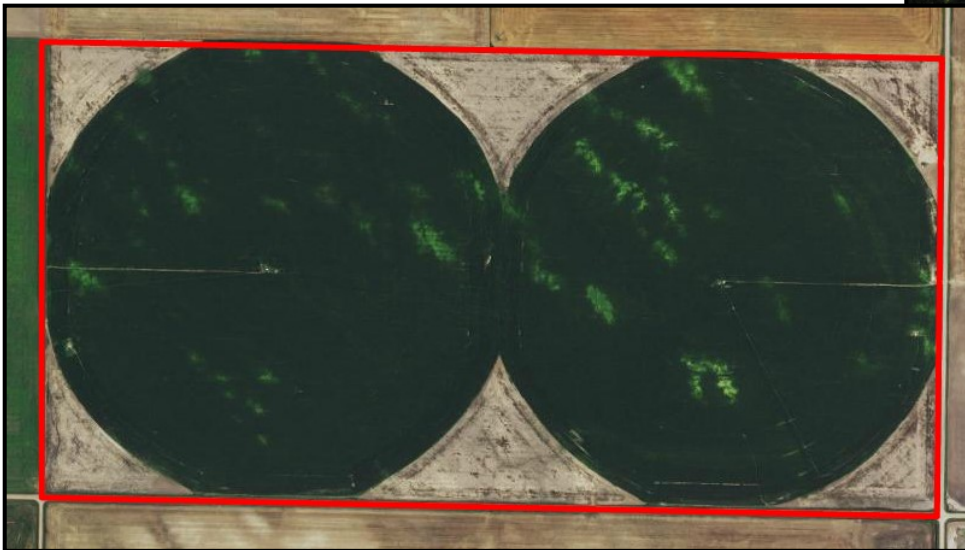
**Legal Description:** S1/2 Section 31-T12N-R40W of the 6th P.M., Perkins County, NE.

**Acres & Taxes:** 314.79 tax assessed acres; 2014 taxes payable in 2015 - \$11,840.24

**Irrigation Info:** In the Upper Republican NRD -  
**SE1/4** -126 Certified Acres; had 153.73" carry over at the start of 2015 season. NE Well Registration #G-049059; Well depth 425', Static Water Level 224', Pumping Level 269' at 1,789 GPM in May 2007 as of Sargent test. 7 Tower Zimmatic Pivot, 125 HP Electric Motor, Western Land Roller Pump.  
**SW1/4** 127.4 Certified Acres; had 109.23" carry over at the start of 2015 season. NE Well Registration #G-067175; Well depth 431', Static Water Level 271', Pumping Level 290' at 1,787 GPM in September 2005 as of Sargent test. 7 Tower Zimmatic Pivot, 150 HP Electric Motor (Sargent reworked July 1997), Western Land Roller Pump.

**FSA:** 312 FSA Cropland Acres.  
 Currently planted to corn.

**Price:** \$2,050,000



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1650	Kuma loam, 0 to 1 percent slopes	119.55	38.3%		IIc	Iw
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	72.32	23.2%		IVe	IIIe
1810	Satanta loam, 0 to 1 percent slopes	52.43	16.8%		IIc	Iw
1726	Rosebud loam, 1 to 3 percent slopes	42.41	13.6%		IIIe	IIIe
1811	Satanta loam, 1 to 3 percent slopes	14.52	4.7%		Ile	Ile
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	9.92	3.2%		IIIe	IIIe
1652	Kuma silt loam, 0 to 1 percent slopes	0.45	0.1%		IIc	Iw
1661	Lodgepole silt loam, frequently ponded	0.35	0.1%		IIIw	IVw



