

LAND FOR SALE

Sidney Combination *Pivot, Dryland & Pasture*



- Location:** 3 miles west of Sidney, Nebraska on Cty. Rd. 20 to Cty. Rd. 105. Property lays on the north side of I-80 and west side of Cty. Rd. 105.
- Legal Description:** Part of Sections 32 & 33, lying north of I-80, in T14N-R50W of the 6th P.M., Cheyenne County, NE.
- Acres:** 360.47 surveyed acres
- Taxes:** Presently combined with other lands; taxes to be determined after sale.
- Land Use:** 110 Certified irrigated acres, 62 acres dryland and 200 acres pasture with 2 submersible wells and tanks.
- FSA Info:** Presently combined with other lands. Bases will be split by cropland ration subject to FSA approval.
- Water:** There is currently 110.3 Certified Irrigated Acres of which 95 acres is under pivot and the balance of 15.3 acres is on adjacent cropland to the west. There is currently 42" base allocation remaining through 12/31/15. There is one well north of I-80 (NE Well Reg. #G-044018), drilled in 1979. Well depth 100' set up to pump 800 GPM from 59'. There are 3 more wells (NE Well Reg. #'s G-046377, A-046377, G-033940) south of I-80 tied together by underground pipeline to the above referenced well strictly as back-up should north well have a problem. This has all been approved by the South Platte NRD.
- Soils:** Cropland is an excellent combination of Bridget and Bayard fine sandy loams.
- Improvements & Equipment:** 7 tower Valley electric pivot, 4 electric motors, 4 irrigation pumps all tied together by underground pipeline.
- Price:** **\$600,000**
- Comments:** This property has excellent access and location just 3 miles west of Sidney. Immediate possession for this crop season.
- Contact:** **Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com**
Roger Luehrs, Jerry Weaver, Bruce Dodson, Don Walker, Chase Dodson

Agri Affiliates—Providing Farm, Ranch Real Estate Services

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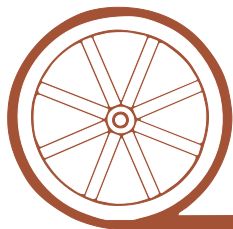
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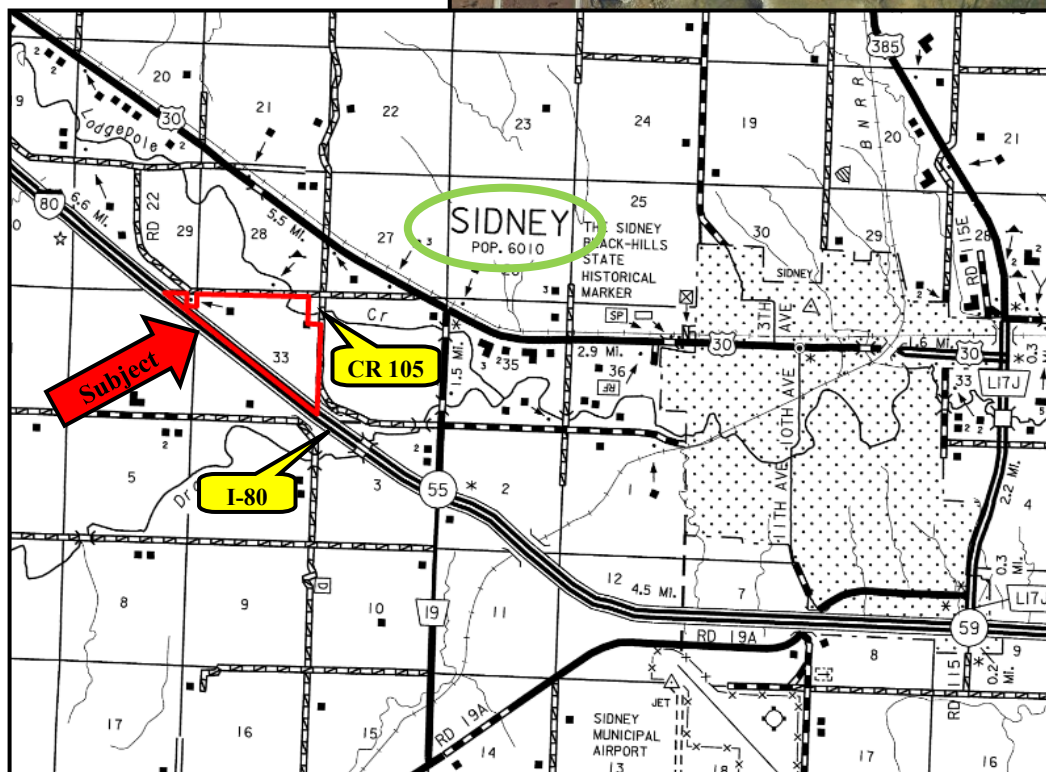
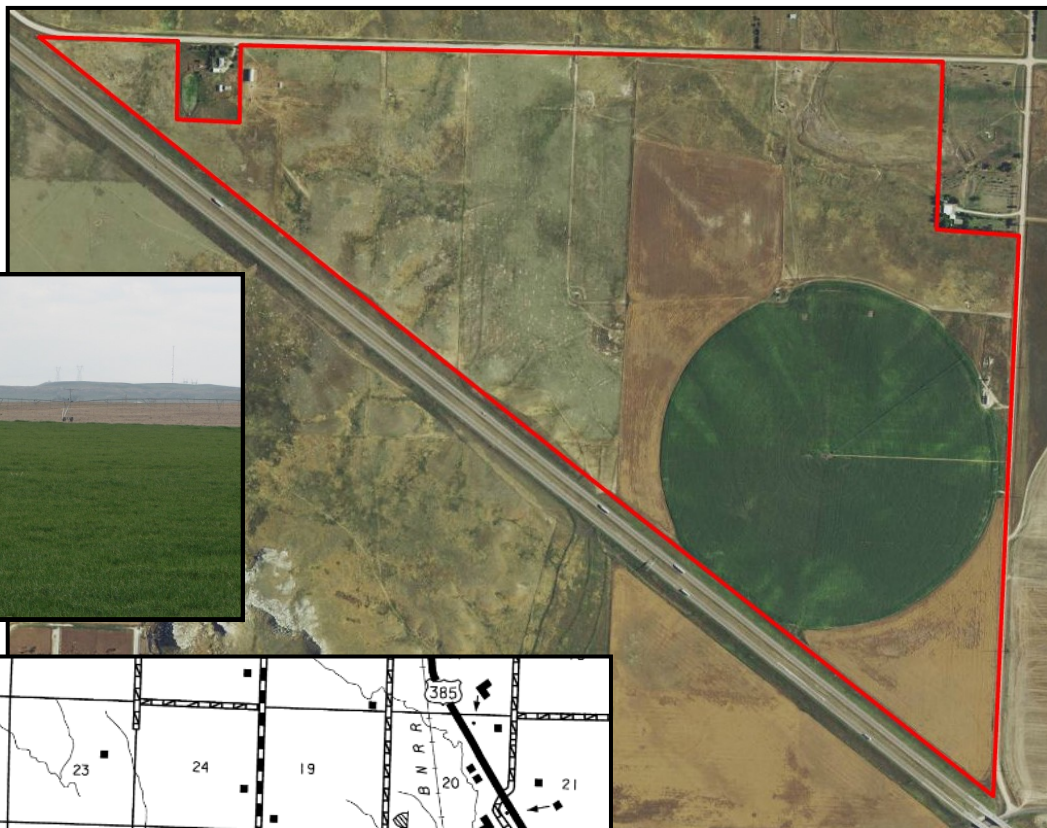
Mike Polk,
Listing Agent

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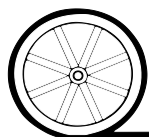


Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



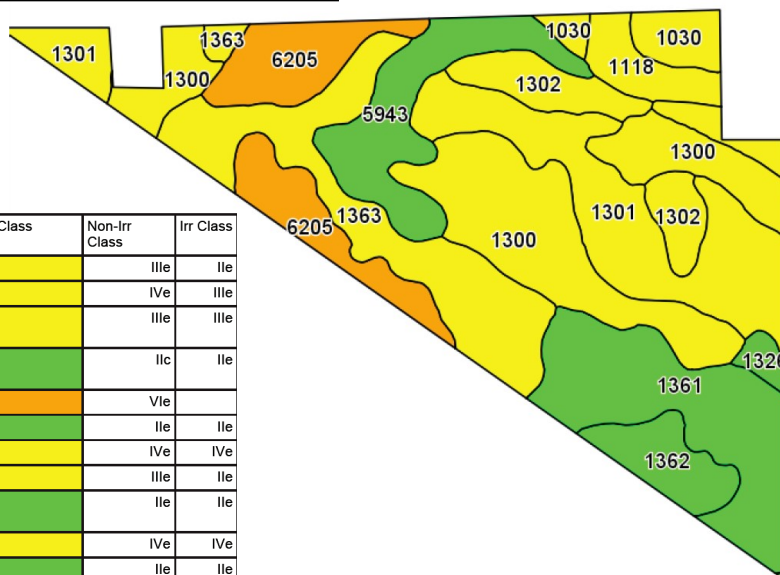


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1300	Bayard fine sandy loam, 1 to 3 percent slopes	67.62	19.2%		IIIe	Ile
1301	Bayard fine sandy loam, 3 to 6 percent slopes	58.50	16.6%		IVe	IIIe
1363	Bridget very fine sandy loam, 3 to 6 percent slopes	51.26	14.5%		IIIe	IIIe
1361	Bridget very fine sandy loam, 0 to 1 percent slopes	48.33	13.7%		IIc	Ile
6205	Epping-Mitchell complex, 3 to 20 percent slopes	34.86	9.9%		Vle	
5943	Duroc loam, 1 to 3 percent slopes	30.37	8.6%		Ile	Ile
1302	Bayard fine sandy loam, 6 to 9 percent slopes	19.25	5.5%		IVe	IVe
1030	Glenberg fine sandy loam, 0 to 2 percent slopes	15.09	4.3%		IIIe	Ile
1362	Bridget very fine sandy loam, 1 to 3 percent slopes	13.74	3.9%		Ile	Ile
1118	Bankard loamy sand, occasionally flooded	10.75	3.0%		IVe	IVe
1326	Bayard fine sandy loam, 0 to 1 percent slopes	3.33	0.9%		Ile	Ile