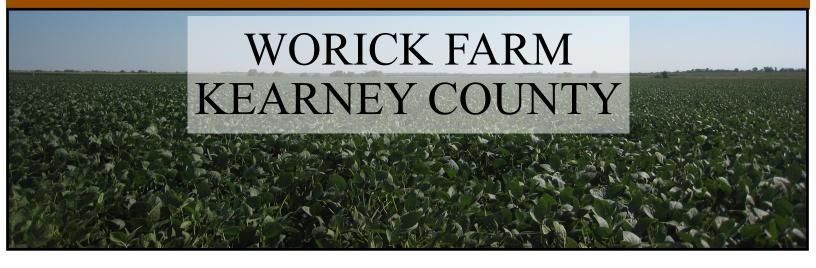
## LANDFORSALE



**LOCATION:** Farm is located in southeast Kearney County, Nebraska approximately 4 miles south and 5 miles east of Minden, with access provided by gravel roads. (farm located on corner of F Road and 38 Road.)

LEGAL DESCRIPTION: NE1/4 and E1/2 NW1/4 Section 12-T5N-R14W of the 6th P.M., Kearney County, Nebraska

**PROPERTY DESCRIPTION:** Kearney County assessor indicates a total of 240.39 acres. Farm consists of very productive gravity irrigated and dry cropland with pasture and building improvements. (Farm is considered to have pivot irrigation development potential)

**IMPROVEMENTS:** House, 936 sq.ft. one story with full finished basement and finished attic. Equipped with central air and heat provided by a propane furnace. Detached garage, 400 sq.ft. wood frame with metal covered roof, vinyl siding, and a full concrete floor. Livestock building, 1,200 sq.ft. wood frame with metal covered roof and sides and full concrete floor. Additional building improvements include a 2,400 sq.ft. Morton Pole frame metal hog finishing building, and a 216 sq.ft. one car garage.

### FARM SERVICE AGENCY INFORMATION: Total Cropland - 178.78 acres

Government Base Acres - Corn 125.5 acres at 130 bu/acre; Soybeans 1.1 acres at 37 bu/acre; Sorghum 1.3 acres at 88 bu/acre; Wheat 50.9 acres at 38 bu/acre.

#### **IRRIGATION INFORMATION:** Well Registration #G034850

Completion Date 6/23/1971 at 1,600 gpm Well Depth 240' Static Water Level 140' Pumping Level 175' Column 8" Pump - Layne Bowler

Gearhead - Randolph 100 hp

Irrigation pipe - 5,700 feet of 8 inch gated plastic and aluminum irrigation pipe

(Power provided by a tenant owned natural gas engine that does not sell with property)

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Kearney NE 68848-1390
www.agriaffiliates.com
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Fax (308) 236-9776



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 expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

#### NATURAL RESOURCE DISTRICT INFORMATION:

Property is located in the Tri-Basin Natural Resource District (NRD) and contains 110.02 certified irrigated acres.

**SOILS:** Cropland soils consist primarily of Class I and II Detroit, Holdrege, and Hobbs silt loams, with slopes of 0-3%, while soils of the pasture consist primarily of Class II, III, and IV silt loams, with slopes of 0-11%.

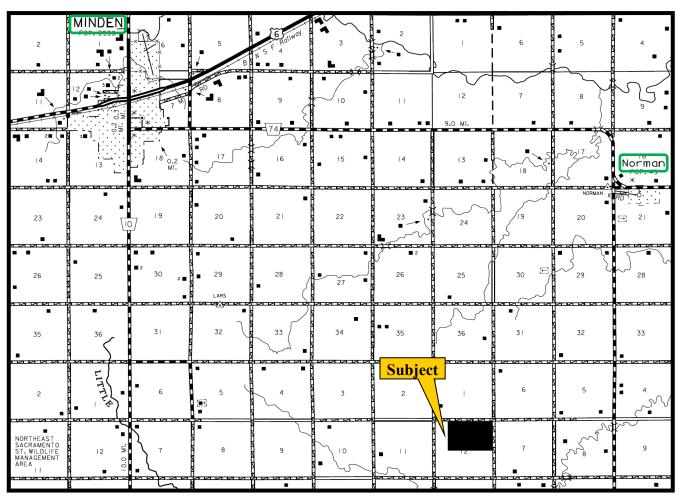
**REAL ESTATE TAXES:** 2014 Real Estate Tax - \$8,392.70

**LEASE:** Farm sells subject to a 2014 50/50 crop share lease.

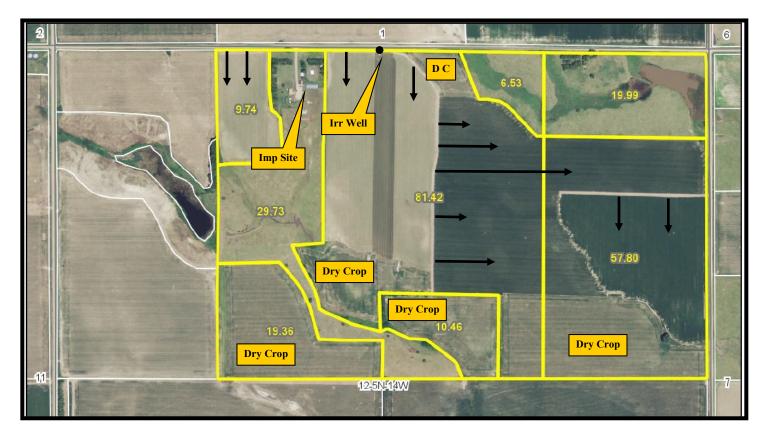
LIST PRICE: \$1,325,000 Cash

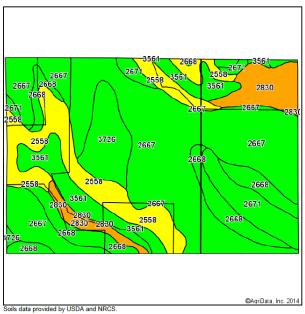
**COMMENTS:** This is a very productive farm which offers additional cropland development, along with pivot irrigation development potential.

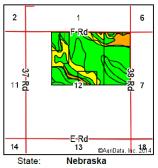
<b>CONTACTS:</b> Bart Woodward, Listing Broker	(308) 233-4605	bart@agriaffiliates.com
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David Frost, Assoc. Broker	(308) 380-8321	davef@agriaffiliates.com
Adam Pavelka, Salesperson	(402) 984-7744	adam@agriaffiliates.com











 State:
 Nebraska

 County:
 Kearney

 Location:
 12-5N-14W

 Township:
 Cosmo

 Acres:
 235.03

 Date:
 8/18/2014







Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hav	Alfalfa hay Irrigated	Cor n	Corn Irrigated	Grain sorghum	Grain sorghum	Winter wheat
			or neid	Legenu	Class	Class		Пау	iiiigateu		irrigateu	Sorgitum	Irrigated	Wileat
2667	Holdrege silt loam, 0 to 1 percent slopes	106.01	45.1%		llc	-	74	3.1	6.5	65	180	72	125	5
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	34.88	14.8%		IVe	IVe	57	1.8	3	23		33	80	3
2668	Holdrege silt loam, 1 to 3 percent slopes	25.82	11.0%		lle	lle	73	2.9	6.2	55	168	65	120	5
3561	Hobbs silt loam, occasionally flooded	20.63	8.8%		llw	llw	67							
2830	Uly-Coly silt loams, 11 to 30 percent slopes	16.81	7.2%		Vle		48							
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	15.92	6.8%		IIIe	IIIe	70	2	5.2	35	132	46	95	3
3726	Detroit silt loam, 0 to 1 percent slopes	14.96	6.4%		1	- 1	69	3.6	6	68	180	85	125	5
	•	•	•	Wei	ahted A	verage	68.3	2.3	4.8	45.5	120	53	95.8	43.



# WORICK FARM PHOTOS













