

LAND FOR SALE

WORICK FARM KEARNEY COUNTY

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)

Offered Exclusively By:



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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 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.

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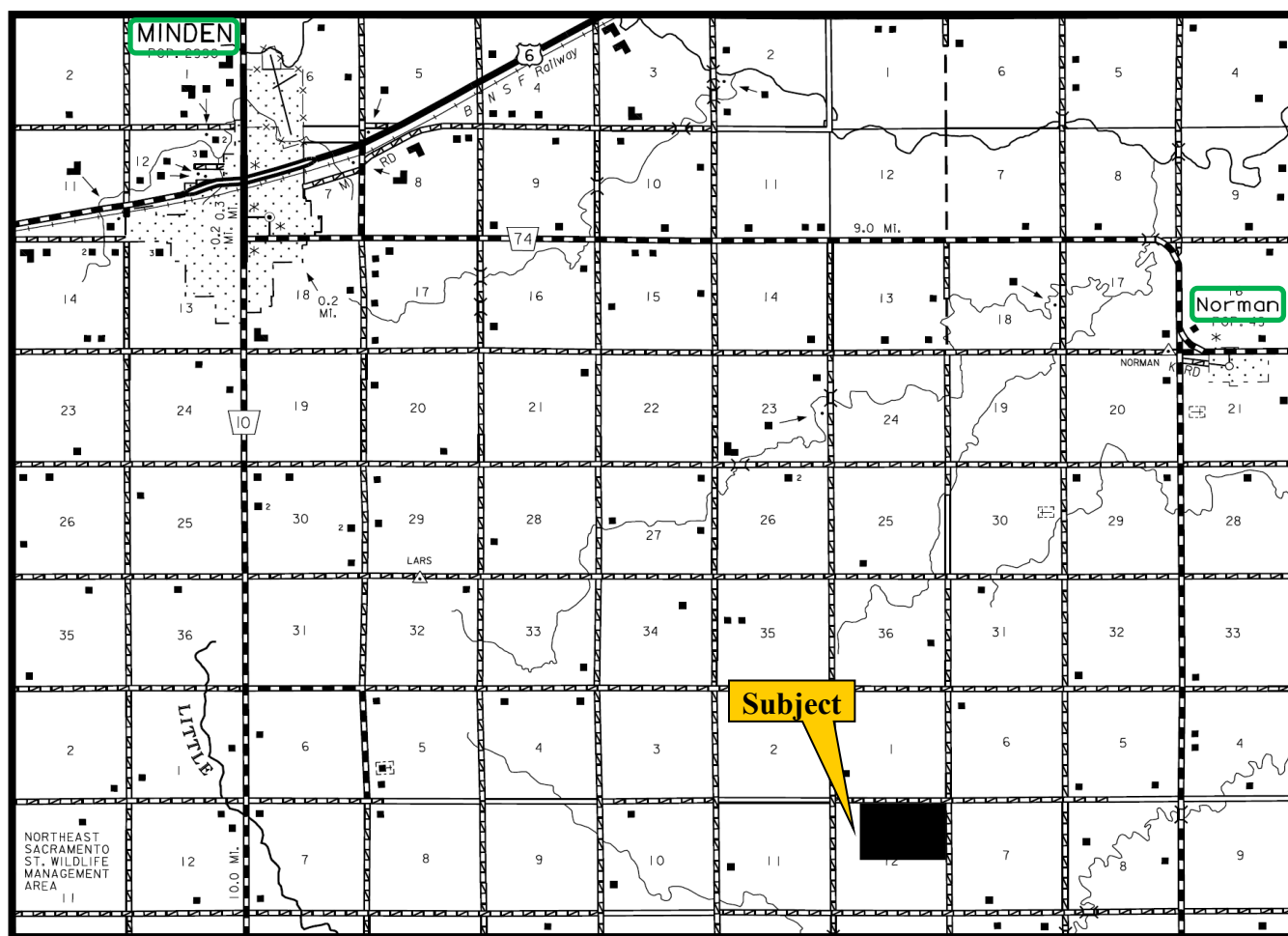
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WORICK FARM PHOTOS



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