

LAND FOR SALE

Clay County Irrigated Farm

LOCATION: Just east of the Village of Glenvil in western Clay County, Nebraska.

LEGAL DESCRIPTION: Tax Lot 6 in the East Half (E1/2) of Section Eight (8), Township Six (6) North, Range Eight (8) West of the 6th P.M., Clay County, Nebraska.

PROPERTY DESCRIPTION: 172.34 assessed acres, with approximately 116 irrigated cropland acres (62 acres of subsurface drip and the balance gravity), 39.29 acres of non-irrigated cropland, and 17.05 acres of grass, roads, and trees.



FARM SERVICE AGENCY

INFORMATION: Total Cropland: 157.46 Acres
Government Base Acres: Corn 69.5 at 119 bu/acre
Grain Sorghum 49.5 acres at 72 bu/acre
Soybeans 2.2 acres at 24 bu/acre

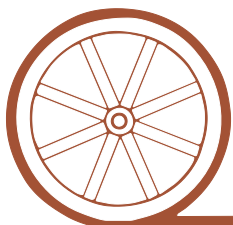
COMMENTS:

- Highly productive farm in a strong farming community
- Within one mile of established feed yard, providing excellent market access and nutrient availability
- Well-maintained turn-key farm, as all irrigation equipment is included in the purchase price
- List price is just above farm's assessed value of \$757,000.00
- You will be hard-pressed to find a better value than this farm with its productivity relative to price

LIST PRICE: \$795,000.00 Cash, or Seller Financing also potentially available

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Offered Exclusively By:



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

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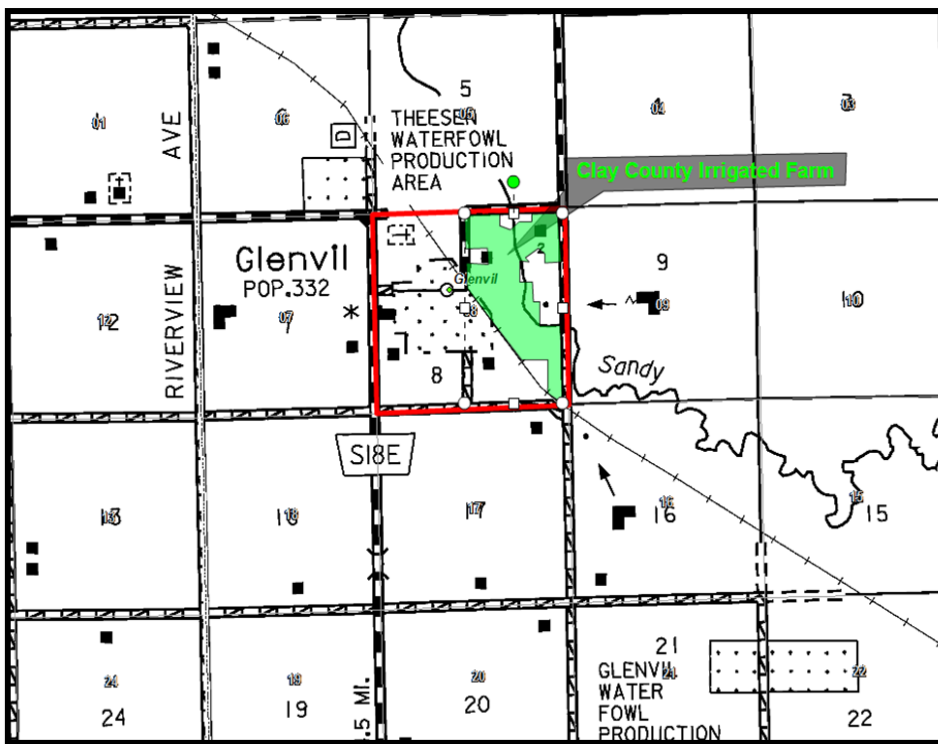


IRRIGATION

INFORMATION:

Well Registration:	G-065783	Completion Date:	April 16, 1981 at 2,000 gpm
Well Depth:	247.5 feet	Static Water Level:	97 feet
Pumping Level:	120 feet	Column:	10 inches
Pump:	Western Land Roller		
Power Unit:	Natural Gas Chevrolet 454 cubic in.		
Gearhead:	Amarillo 1:1		
Irrigation Reuse Pit:	10 hp Gorman Rupp Self-Priming Pump (single phase electric)		

The irrigation well was pulled, inspected and repaired prior to the 2013 season, and several lengths of column were replaced with new column at that time. Well provides water to a drip irrigation system installed new in 2010. The drip system has two flush zones which can be operated simultaneously. The balance of the irrigated acres are gravity including enough gated pipe for one-time lay down. All well-water pipe runs can be run in single sets to avoid changing gates. A series of well-placed valves and main line make switching between runs very easy. The reuse pit which waters approximately 14 acres on the southern end of the farm is subject to control by the Nebraska Department of Natural Resources.



REAL ESTATE

TAXES:

2013 Real Estate Tax - \$6,141.58

LEASE:

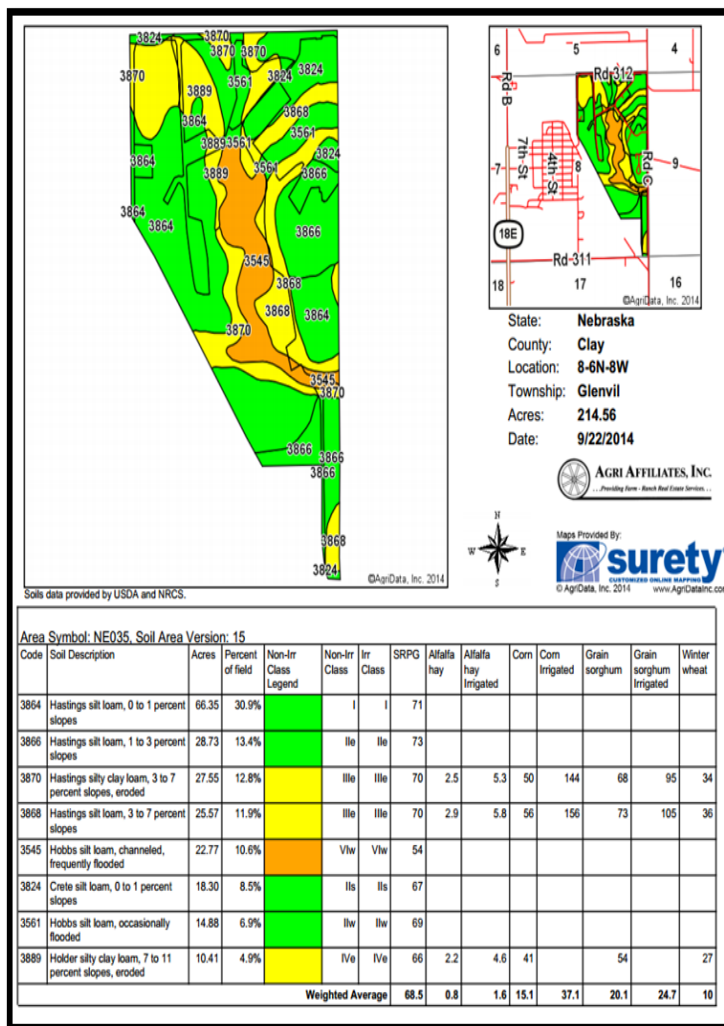
Farm sells subject to a 2014 bushel rent lease; buyer shall receive 2015 possession. The EPA also leases two observation wells on the premises and pays the owner \$200/year/well, even though both wells are currently capped. 4 years remain on this EPA lease.



NATURAL RESOURCE

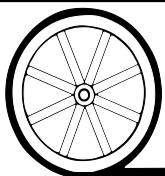
DISTRICT: The farm is located in the Little Blue Natural Resource District, and is not subject to any pumping restrictions.

SOILS: The primary soils on this farm are Class I and II Hastings Silt Loams, with slopes ranging from 0-3%.





★ = Buildings and Land not included



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