

LAND FOR SALE

LENTZ FARM BUFFALO COUNTY

LOCATION: From Kearney, 5 miles east on US Highway 30, then 3 1/2 miles south on Nebraska Highway 10 or 11 miles north of Minden on Nebraska Highway 10 (farm located approximately 1/2 south of Minden I-80 interchange, exit 279)

LEGAL DESCRIPTION: Lots 5 through 7 and Lot 13, Section 7; and Lots 3 and 4 Section 8; all in T8N-R14W of the 6th P.M., Buffalo County, Nebraska

PROPERTY DESCRIPTION: Buffalo County Assessor indicates a total of 220.47 acres. Farm consists of gravity irrigated and dry cropland with heavily wooded recreational pasture and building improvements.

IMPROVEMENTS: 1,485 sq. ft. house, and a 1,040 sq.ft. detached garage.

FARM SERVICE AGENCY INFORMATION: Total Cropland - 117.1 acres (85.0 acres is in a well established stand of alfalfa)

Government Base Acres - Corn 108.8 acres at 58 bu/acre direct yield and 96 bu/acre counter cyclical yield

IRRIGATION INFORMATION: Well Registration #G011455

Completion Date 1/1/1902 at 600 gpm

Well Depth 35'

Static Water Level 8'

Pumping Level 20'

Pump and power unit are tenant owned and do not sell with the property.

NATURAL RESOURCE DISTRICT INFORMATION: Farm is located in the Central Platte Natural Resource District and contains 48.53 certified irrigated acres.

SOILS: Soils consist primarily of sub-irrigated Platte soils with lesser amounts of Alda and Wann loam and fine sandy loam.

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.



REAL ESTATE TAXES: 2013 Real Estate Tax - \$7,581.54

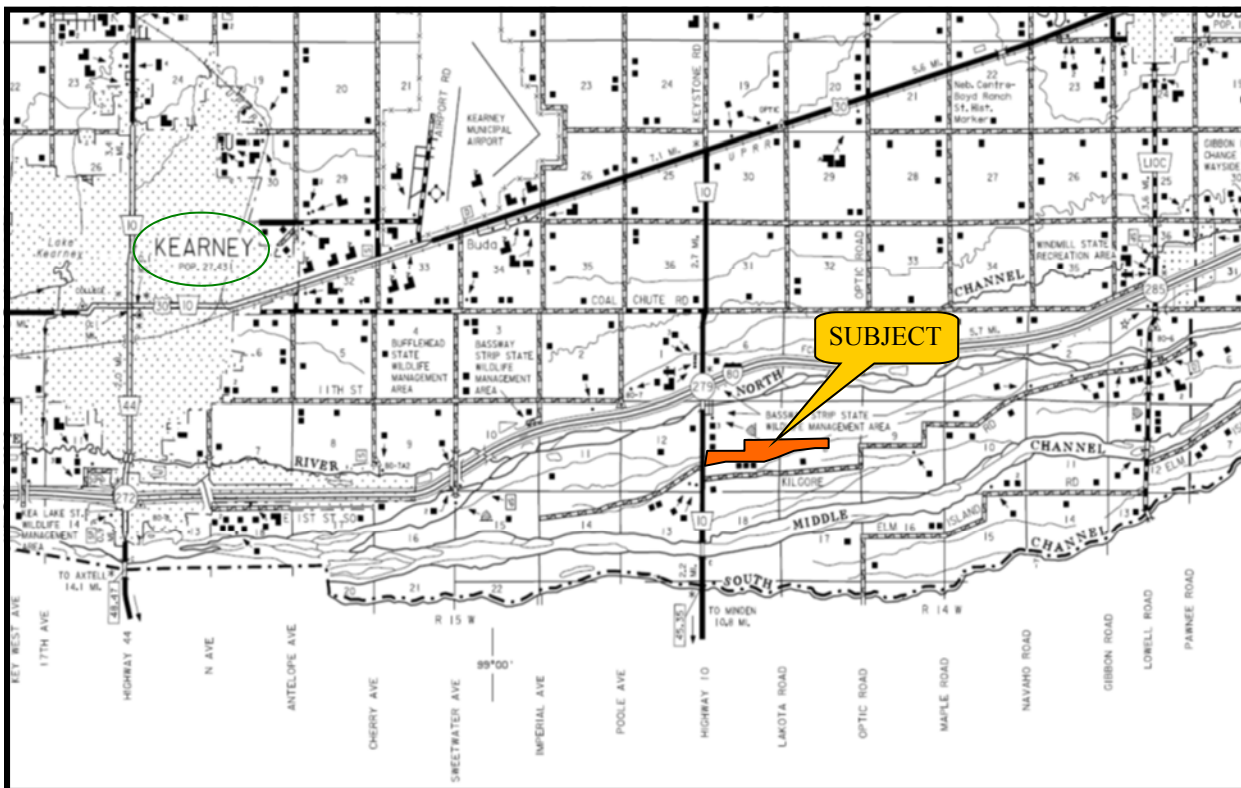
LEASE: Farm sells subject to a 2014 cash farm lease.

LIST PRICE: \$975,000

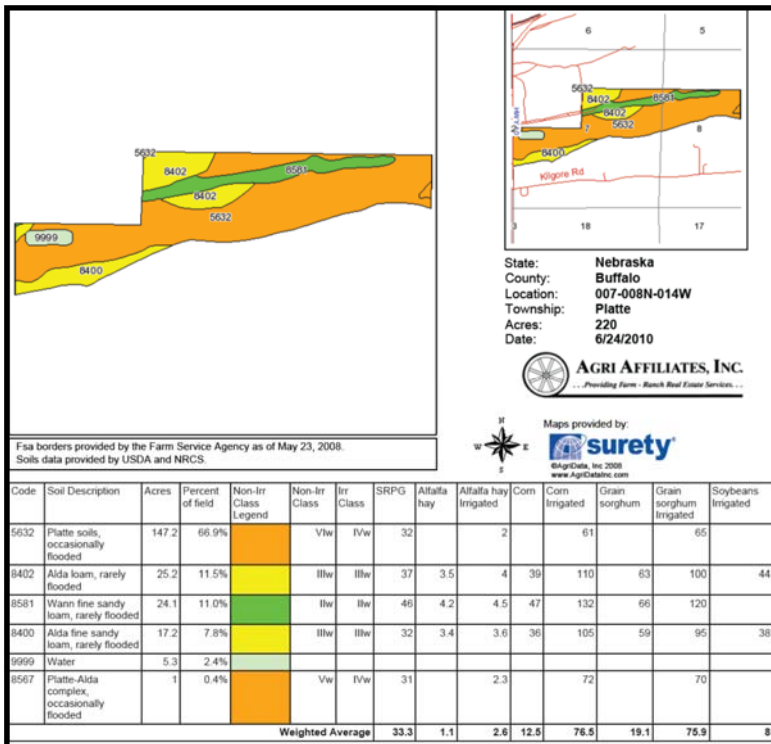
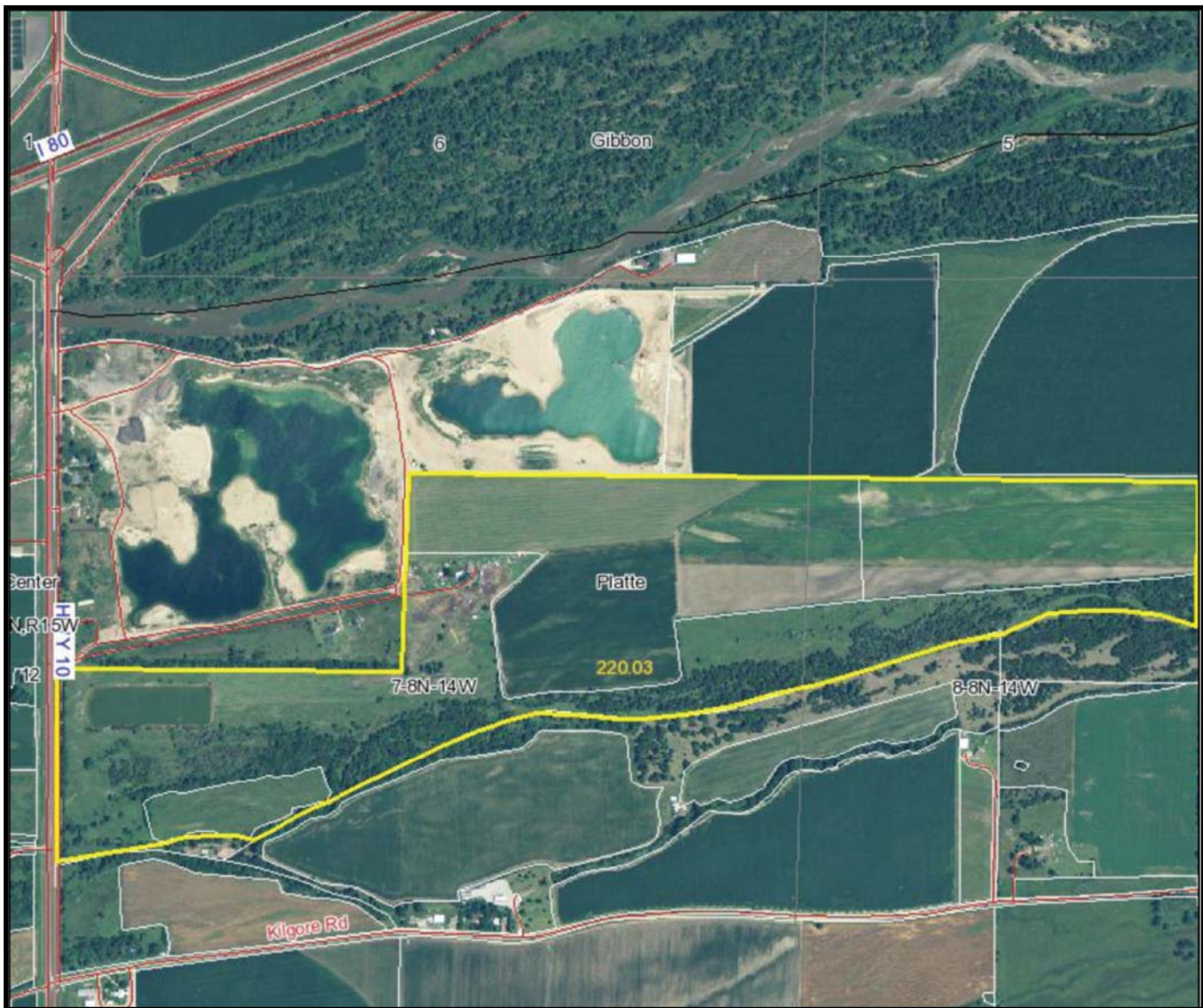
COMMENTS: This is a well maintained farm, with small acreage, located in a strong farming community. The heavily wooded pasture includes a small lake and provides numerous recreational and hunting opportunities.

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LENTZ FARM PHOTOS



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