

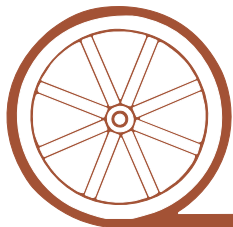
# LAND FOR SALE

## Wallace Pivots



- Location:** 1 mile west of Wallace, Nebraska on south side of Highway 23.
- Legal Description:** Pt. NW1/4, Pt. NE1/4 Section 21-T10N-R34W of the 6th P.M., Lincoln County, Nebraska.
- Acres:** 306.01 tax assessed acres
- Taxes:** 2011 taxes payable in 2012 - \$5,255.34
- Land Use:** 269 pivot irrigated acres and 48 acres in dryland corners.
- FSA Info:** 295.3 Ac Corn Base - 113 Bu Direct Yield, 177 Bu CC Yield  
62.1 Ac Wheat Base - 37 Bu Direct Yield, 47Bu CC Yield
- Water:** Middle Republican NRD - 264.2 Certified Irrigated Acres; NE Well Reg. #'s G-063450 & G-043901
- Soils:** Majority of Holdrege & Hord silt loams with balance in Keith & Uly-Coly silt loams & Hersh soils.
- Improvements & Equipment:** West Pivot - 8 tower Reinke with lo pressure drops; 75 HP US Electric Motor & Sargent irrigation pump.  
East Pivot - 10 tower Zimmatic with lo pressure drops; 75 HP US Electric Motor & Western Land Roller pump.
- Price:** \$1,500,000
- Comments:** Possession of Subject property is subject to an existing cash lease through August 31, 2017.
- Contact:** Mike Polk; Listing Agent - 308-539-4446 or [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)  
Loren Johnson, Jerry Weaver, Bruce Dodson, Tony Eggleston, Chase Dodson

*Offered Exclusively By:*



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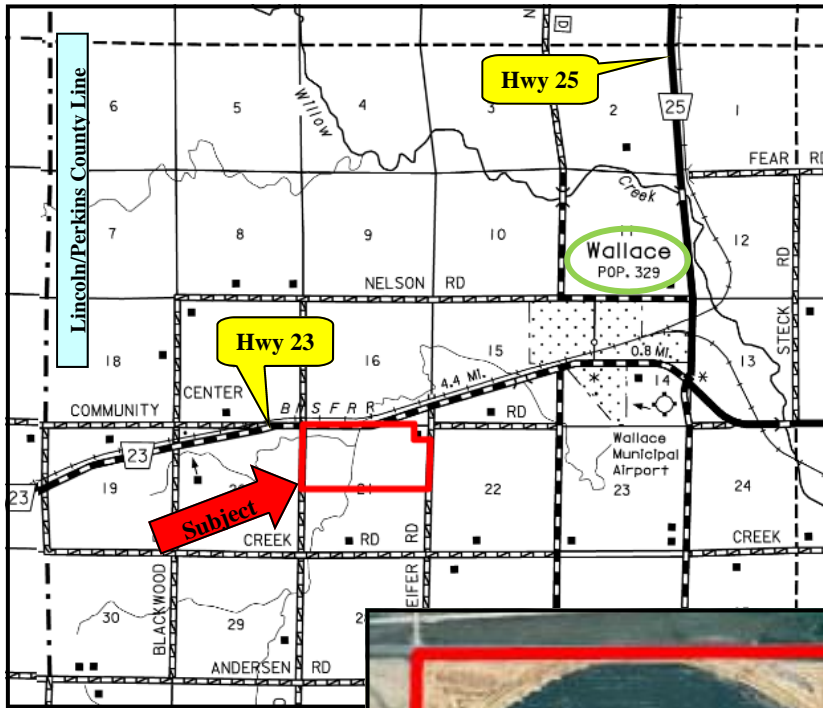
**NORTH PLATTE OFFICE**

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I-80 & US Hwy 83  
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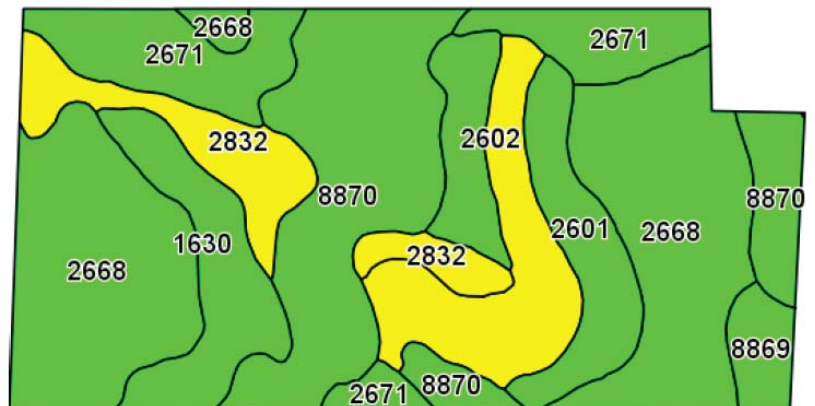
**(308) 534-9240**

Fax (308) 534-9244

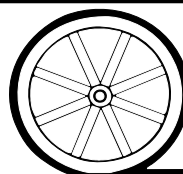
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
2668	Holdrege silt loam, 1 to 3 percent slopes	97.6	30.5%		Ile	Ile
8870	Hord silt loam, 1 to 3 percent slopes	67.7	21.2%		Ile	Ile
2671	Holdrege silt loam, 3 to 7 percent slopes, eroded	36.8	11.5%		IIle	IIle
2601	Hersh soils, 3 to 6 percent slopes	32.8	10.3%		IIle	IIle
2602	Hersh soils, 6 to 11 percent slopes	29.8	9.3%		IVe	IVe
2832	Uly-Coly silt loams, 6 to 11 percent slopes	24.3	7.6%		IVe	IVe
1630	Keith silt loam, 3 to 6 percent slopes, eroded	23.4	7.3%		IIle	IIle
8869	Hord silt loam, 0 to 1 percent slopes	7.4	2.3%		IIc	I



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