

LAND FOR SALE

Moorefield Pivots



Location:

From Moorefield, Nebraska: 1 miles south, 1 mile east, and 3 miles south.

**Legal
Description:**

E1/2 Section 33-T8N-R27W of the 6th PM, Frontier County, Nebraska.

Acres:

327.41 tax assessed acres

Taxes:

2011 taxes payable in 2012 - \$3,952.04

Land Use:

There is 228.2 acres irrigated under the two center pivots, 32.5 acres of dryland, 44 acres in pastureland, and 17 acres of winter rangeland.

FSA Info:

213 acres of corn base @ 122 bushels; 26.2 acres of soybean base @ 47 bushels; total cropland of 269

Water:

240 certified irrigated acres by the MRNRD.

Soils:

76% Class I and II Holdrege Silt Loam soils.

**Improvements
& Equipment:**

1-Valley Pivot new in 2000; 1-Valley Pivot new in 2011, both have drop nozzles; a 125Hp US Electric motor, WLR pump (bowls new in 2012), submersible livestock well with pipeline, 3 stock tanks, 1 stock dam, and small corral with loadout.

Price:

\$1,200,000

Comments:

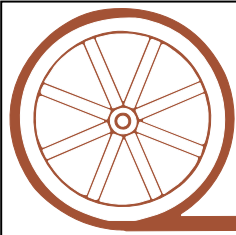
Very productive farm with excellent fencing. Possession subject to a cash rent lease for 2013, expiring 2/28/14.

Contact:

Bruce Dodson, Listing Agent 308-539-4455 or bruce@agriaffiliates.com
Mike Polk, Loren Johnson, Chase Dodson, Jerry Weaver, Tony Eggleston



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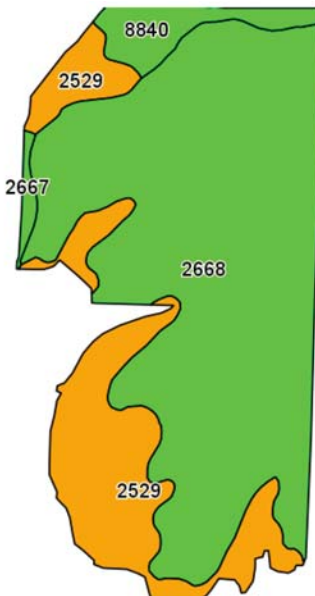
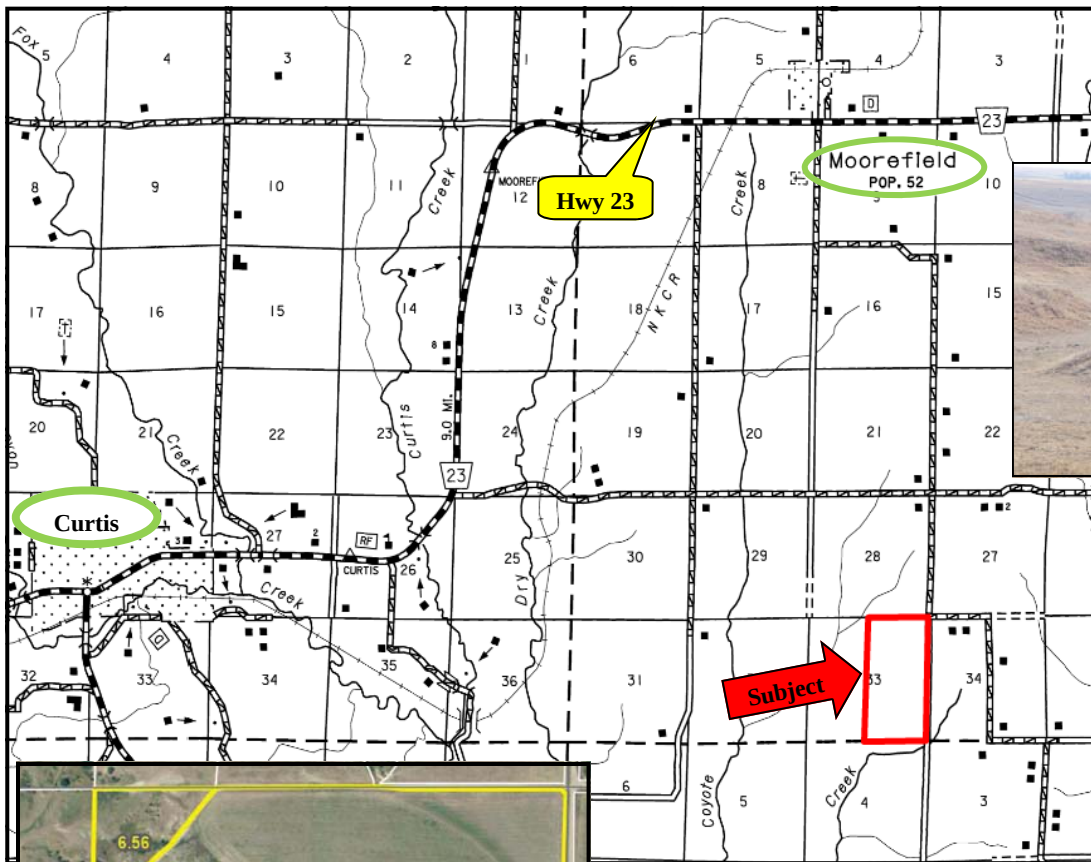
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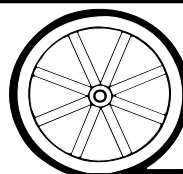
Fax (308) 534-9244

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	191.3	71.1%		Ile	Ile
2529	Coly and Uly silt loams, 11 to 30 percent slopes	62.5	23.2%		Vle	
8840	Hall silt loam, 0 to 1 percent slopes	12.9	4.8%		IIc	I
2667	Holdrege silt loam, 0 to 1 percent slopes	2.4	0.9%		IIc	I

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