

LAND FOR SALE

NAPONEE QUARTER Franklin County, Nebraska



Location: 1 mile north and 1/2 mile east of Naponee or 4 miles west of Bloomington on county gravel road. (Located at the corner of G Road and 23 Road)

Legal

Description: SE1/4 Section 33-T2N-R16W of the 6th P.M., Franklin County, Nebraska.



Property

Description: Kearney County Assessor indicates a total of 160.22 acres. Farm consists of dry cropland, pasture, and a rural improvement site.

Building

Improvements: 988 sq.ft. single story house and miscellaneous out buildings.

Farm Service Agency

Information: Total Cropland - 82 acres

Government Base Acres - Grain Sorghum 68.7 acres at 71 bu/acre; Wheat 12.6 acres at 40 bu/acre; Soybeans .7 acres at 35 bu/acre (yields are for both direct and counter cyclical payments) All cropland is considered non-highly erodible by the NRCS.

Soils: Cropland soils consist primarily of Class II Holdrege silt loam, slopes of 0-1%. Pasture slopes of 3-30%.

Taxes: 2011 Real Estate Tax - \$2,446.70

List Price: \$500,000.00 **Cash**

Offered Exclusively By:



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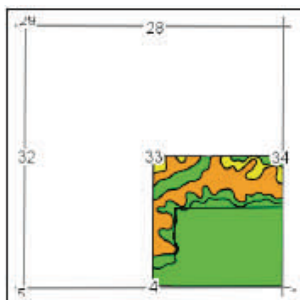
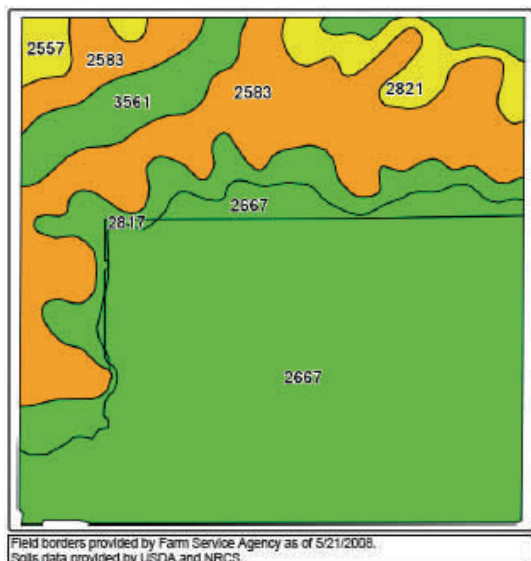
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to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

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Comments: Property offers good access with very productive dry cropland and excellent fertility ratings. Pasture is newly fenced with good grass cover and livestock water provided by the improvement site well and a natural spring.

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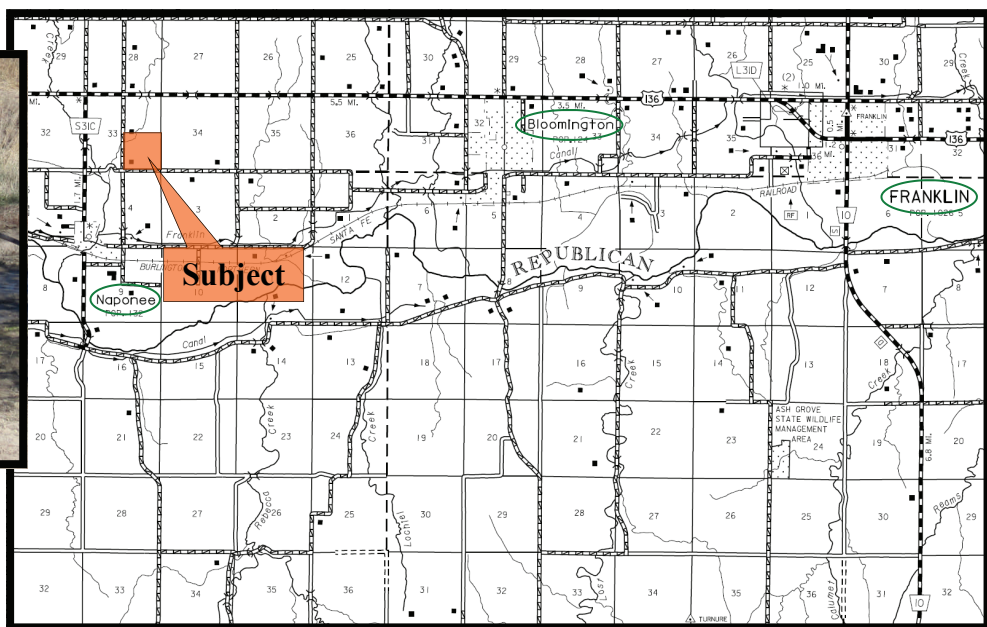


State: Nebraska
 County: Franklin
 Location: 33-2N-16W
 Township: Ash Grove
 Acres: 136.4
 Date: 11/7/2012



Field borders provided by Farm Service Agency as of 5/21/2008.
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay irrigated	Com	Com irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat
2667	Holdrege silt loam, 0 to 1 percent slopes	91.8	56.8%		IIIc	I	75	3.3	6.5	.61	160	81	120	44
2583	Nuckolls-Hobbs complex, 11 to 30 percent slopes	37.2	23.8%		VW	IIW	59							
2817	Uly silt loam, 3 to 6 percent slopes	11.1	7.1%		IIIe	IIIe	67	2.6	5.7	46	138	66	105	33
3561	Hobbs silt loam, occasionally flooded	7.9	5.0%		IIW	IIW	67	5.2	6	78	149	95	110	35
2821	Uly silt loam, 5 to 11 percent slopes, eroded	6.1	3.9%		IVe	IVe	62	2.1	4.8	39		53		29
2557	Colly-Uly silt loams, 3 to 11 percent slopes, eroded	2.3	1.5%		IVe	IVe	59	1.7	5	33		45		25
Weighted Average							69.6	2.5	4.8	45	111.3	59.8	83.5	31.5



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