

LAND FOR SALE

GRAVITY IRRIGATED FARM Kearney County, Nebraska

Location: 6 miles west and 2 miles north of Minden, or 3 miles East and 3 1/2 miles north of Axtell. (farm located on the corner of O Road and 26 Road)

Legal

Description: SW1/4 Section 30-T7N-R15W of the 6th P.M., Kearney County, Nebraska.



Property

Description: Kearney County Assessor indicates a total of 155.7 acres. Farm consists of a good quality gravity Irrigated cropland.

Farm Service Agency

Information: Total Cropland - 151.2 acres

Government Base Acres - Corn 139.2 acres at 126 bu/acre; Wheat 1.3 acres at 38 bu/acre; Soybeans 5.7 acres at 38 bu/acre (yields are for both direct and counter cyclical payments)
All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Water for irrigation is provided by 145.0 acres of water rights from the Central Nebraska Public Power & Irrigation District, and a re-use pit. (all irrigation equipment is tenant owned and does not sell with property)

Natural Resource

District Information:

The subject property is located within the Tri-Basin Natural Resource District (NRD) and is subject to irrigated acre certification. The subject property contains 151.78 certified irrigated acres.

Soils:

Soils consist primarily of Class I Kenesaw silt loam, with lesser amounts of Class II Coly-Kenesaw, and Rusco silt loams, with slopes ranging from 0-3%.

Offered Exclusively By:



AGRI AFFILIATES, INC.

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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.

KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

Kearney NE 68848-1390

www.agriaffiliates.com

(308) 234-4969

Fax (308) 236-9776

Taxes: 2011 Real Estate Tax - \$6,584.20

List Price: **\$1,500,000.00** **Cash**

Comments: This is a very productive farm located in a strong farming community.

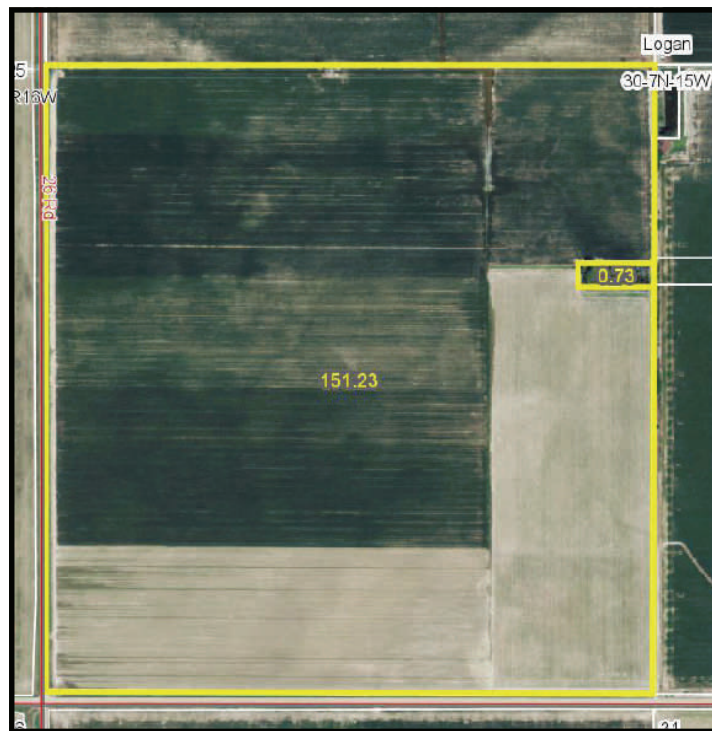
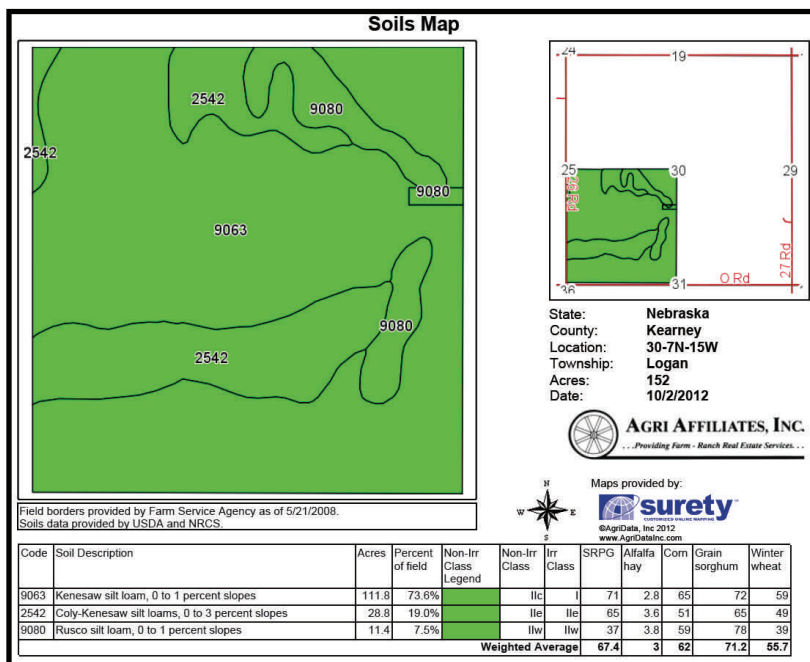
Contact: **Bart Woodward, Listing Broker - (308) 233-4605**

bart@agriaffiliates.com

Bryan Danburg, Salesman - (308) 380-3488

Kent Richter, Salesman - (308) 627-6465

David J Frost, Assoc. Broker - (308) 380-8321



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GRAVITY IRRIGATED FARM

Kearney County, Nebraska

