

LAND FOR SALE

North Platte Farms

Location:

Adjacent to Philip Avenue and Newberry Road on the east edge of North Platte, Nebraska.



Legal Description:

E1/2SW1/4, Pt. W1/2SW1/4 Section 2; Pt. Lots 3 & 4 North of Suburban Irrigation Ditch and Part of Accretions to Lots 3 & 4 in Section 11, all in T13N-R30W of the 6th P.M., Lincoln County, Nebraska.

Acres:

250.85 tax assessed acres

Taxes:

2011 Real Estate Taxes - \$9,090.22

Land Use:

206.2 acres flood irrigated cropland, 36 acres meadow and drain and 8.8 acres river accretion ground.

FSA Info:

Crop bases include 186.9 acre Corn Base at 123 bushel direct yield; 2.8 acres Wheat Base with 34 bushel direct yield.

Water:

Irrigation well registration #'s G-019942, G-036785 & G-085549 shows 209.854 Certified Irrigated Acres located in the Twin Platte Natural Resources District.

Improvements & Equipment:

Two story, six bedroom, 2 bathroom house with unfinished basement, large shop building and miscellaneous outbuildings. Connected to city sewer lines.

Possession:

The property is under lease for 2012 crop year on a 60-40 crop share with the tenant on the irrigated ground. Tenant on the meadow will put up hay on a 50/50 share basis and will lease corn stalks in the fall for \$12/acre.

Price:

Price Reduced \$2,210,000 (See Parcel Breakdown on Next Page)

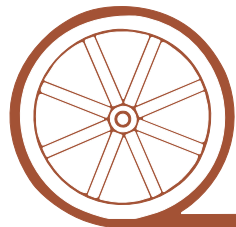
Comments:

This property is bounded on the north by Phillip Street and the east by Highway 58G Newberry Access. It has city water and sewer along the north boundary, as well as excellent potential for future commercial development. Currently has a nice return from the farm income.

Contact:

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Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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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 expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Seller will split property into 3 Parcels as follows:

Parcel 1: Approximately 20 acres with house, outbuildings, 4.5 acres irrigated with submersible well. Balance in Building Site

Price - \$250,000

Parcel 2: Approximately 117 acres - 96 acres irrigated cropland with electric well and pipe, 21 acres meadow & pond. Has City sewer and water access.

Price - \$1,050,000

Parcel 3: Approximately 114 - 98 acres irrigated cropland with diesel irrigation well and pipe, and 16 acres river accretion and drainage.

Price - \$910,000

(See Map on Back for Boundaries)



Kitchen



Main Floor - Handicap Accessible Shower



Living Room



All Hardwood Floors Throughout



Irrigation Equipment

1 - 10 HP Electric Submersible Pump, 1 - 50 HP Electric Motor with Western Land Roller Pump, 1 - Case IH Diesel Motor with gear-head & Western Land Roller Pump & full line of gated pipe for one time laydown for irrigation season.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Winter wheat
6337	Lawet silt loam, drained, occasionally flooded	197.3	81.9%		2.2ft.	Illw	Illw	4356	36	3.5	5	52	100	
8554	Silver Creek silt loam, occasionally flooded	16.1	6.7%		2.2ft.	Illw	Illw	4356	38	2.5	5	49	125	32
1007	Bankard loamy fine sand, loamy subsoil variant	11.4	4.7%		> 6.5ft.	IVe	IVe	2800	38	2.5	4.5	46	90	
6328	Lawet fine sandy loam, drained, occasionally flooded	10.8	4.5%		2.2ft.	Illw	Illw	4400	33	3.5	5	52	95	
6339	Lawet silt loam, saline-alkali, occasionally flooded	2.9	1.2%		2.2ft.	IVs	IIIIs	3366	34	1.5	3			
1020	Caruso loam	2.2	0.9%		5ft.	IIc	I	3000	60	3	5.5		135	
Weighted Average								4256.4	36.2	3.4	5	50.4	100	2.1

Fishing Pond



Accretion and corn fields afford good turkey, deer, duck, goose & Sandhill crane habitat.

