

LAND FOR SALE

Mitchell Farm

Location:

5 miles north of Mitchell, Nebraska on Hwy 29 and then 1 1/2 miles west on County Road. S-B.

Legal Description:

Pt. SW1/4 (Lying South & West of Pathfinder Irrigation Ditch) in Section 29-T24N-R56W of the 6th P.M., Sioux County, Nebraska.

Acres:

97 Tax Assessed Acres

Taxes:

2010 taxes due in 2011 - \$1,312.82

Water:

This property is in the North Platte NRD and has 82 acres of water rights from the Pathfinder Irrigation Ditch. There are 2 turnouts from the Pathfinder Ditch. Current water cost is \$26/acre.

FSA Info:

Property does not include any crop base.

Soils:

40% Class II Irrigated Alliance loam & Alice Fine sandy loam; 35.6% Class III Irrigated Alice Fine sandy loam 3-6% slope; 21.6% Class IV Irrigated Bankard Loamy fine sand.

Price:

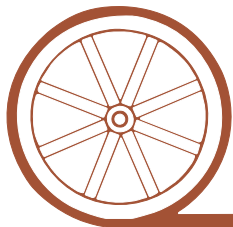
\$245,000

Comments:

Good flood irrigated farm with pivot potential and excellent access from County Road S-B and County Road S-12. Old building site with calving shed and old house of no value.

Contact:

Mike Polk (308)539-4446 or Roger Luehrs (308)631-2506; Listing Agents



Offered Exclusively By:

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NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

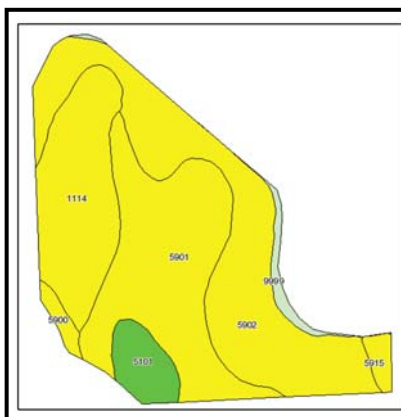
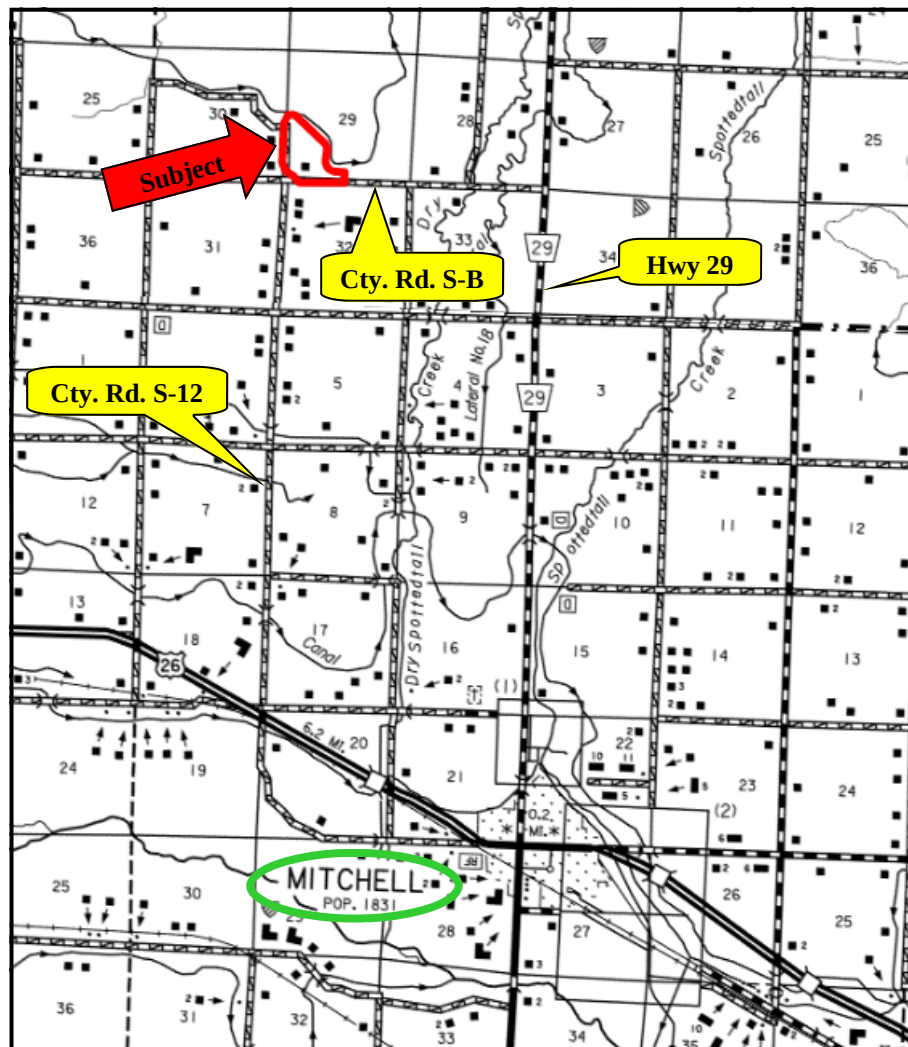
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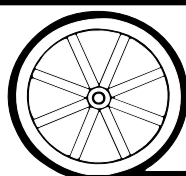
Telecopier (308) 534-9244

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	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat
5902	Alice fine sandy loam, 3 to 6 percent slopes	35.3	37.0%		IVe	IIle	40	1.4	4.5	125	35
5901	Alice fine sandy loam, 0 to 3 percent slopes	30.2	31.6%		IIle	Ile	41	1.5	5	130	37
1114	Bankard loamy fine sand, occasionally flooded	20	20.9%		IVw	IVw	20		3.7	90	20
5101	Alliance loam, 1 to 3 percent slopes	5	5.3%		Ile	Ile	57	1.6	5.5	135	42
9999	Water	2	2.0%				0				
5915	Ashollow loamy very fine sand, 3 to 9 percent slopes	1.5	1.6%		IVe	IVe	28	1.2	4.2	100	26
5900	Alice fine sandy loam, 0 to 1 percent slopes	1.4	1.5%		IIle	Ile	42	1.6	5.5	135	40
Weighted Average							36	1.1	4.5	116.9	32.1

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