

LAND FOR SALE

KUEHN FARM Kearney County, Nebraska Parcel #1



Location: 3 miles west of Heartwell on Q Road, or approximately 7 miles northeast of Minden, in Kearney County, Nebraska.

Legal

Description: E1/2 SW1/4 and W1/2 SE1/4 Section 13-T7N-R14W of the 6th P.M., Kearney County, Nebraska.

Property

Description: Kearney County Assessor indicates a total of 159.75 acres. Farm consists of dry cropland with pasture that has cropland development potential

Farm Service Agency

Information: Total Cropland - 137.7 acres
Government Base Acres

Wheat	77.6 acres at 38 bu/acre
Oats	2.5 acres at 45 bu/acre
Grain Sorghum	44.0 acres at 75 bu/acre

(yields are for both direct and counter cyclical payments)

Soils: Soils consist primarily of Class II Coly-Kenesaw silt loams, with slopes of 0-3%, and lesser amounts of Class III and IV Coly silt loams, with slopes of 3-11%.

Real Estate

Taxes: 2010 Real Estate Taxes - \$2,014.66

List Price: **\$695,200.00** **Cash**

Comments: This property contains very productive cropland that is located in the Little Blue Basin of the Tri-Basin Natural Resource District. Farm sells subject to a 2012 cash farm lease.

Contact: **Bart Woodward, Listing Broker - (308) 233-4605**
Bryan Danburg, Sales Person - (308) 380-3488
Kent Richter, Sales Person - (308) 627-6465
David J. Frost, Assoc. Broker - (308) 380-8321

bart@agriaffiliates.com

Offered Exclusively By:



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KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

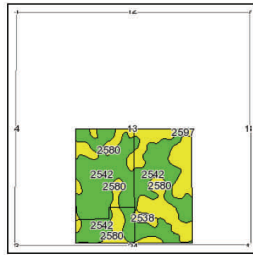
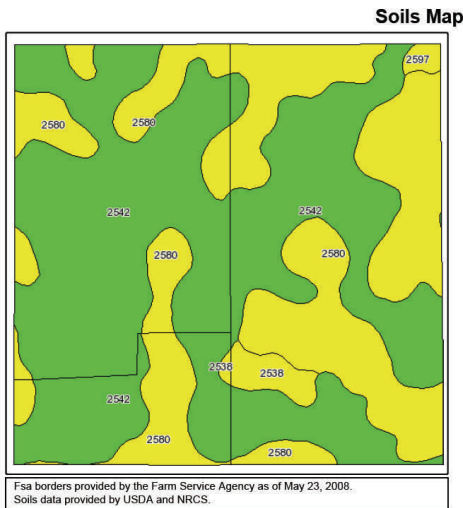
Kearney NE 68848-1390

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PARCEL #1 - Aerial



State: Nebraska
County: Kearney
Location: 013-007N-014W
Township: Liberty
Acres: 158
Date: 11/4/2011

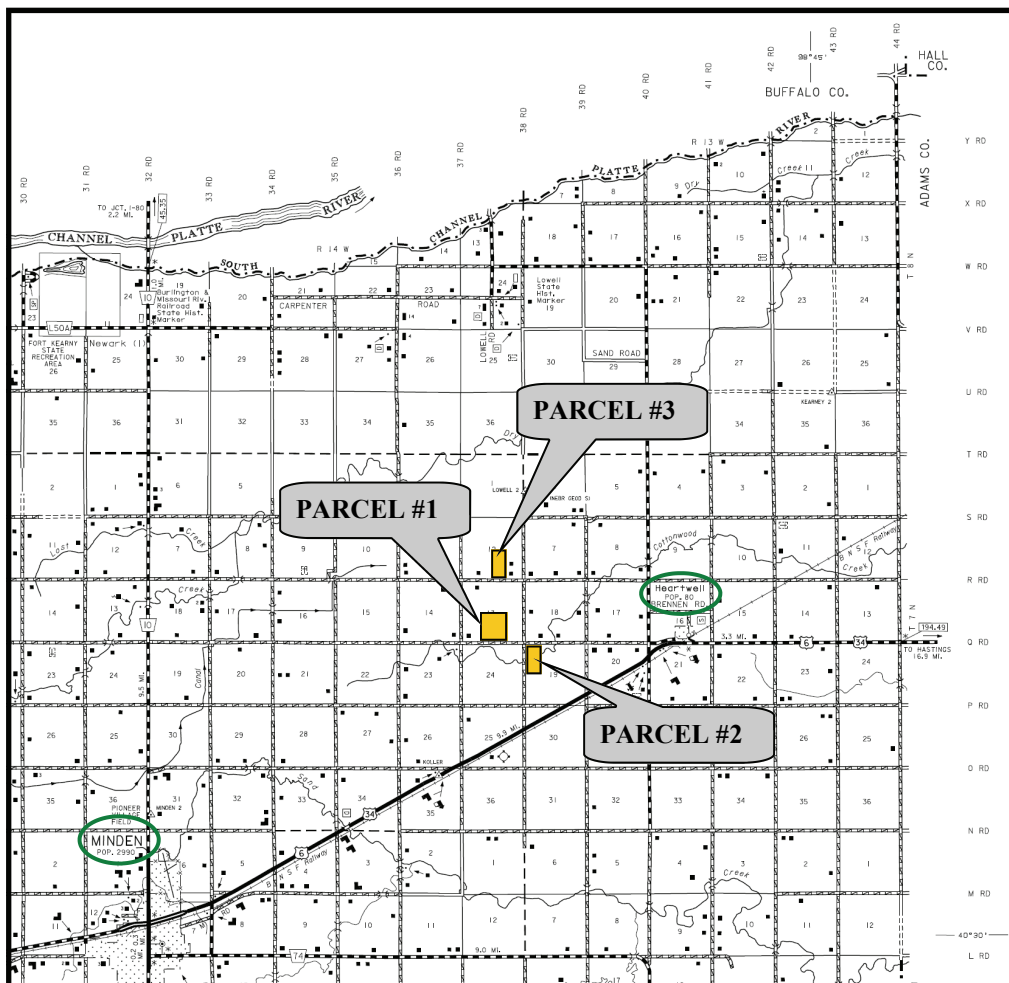


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Maps provided by:
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	94.9	60.1%		Ile	Ile	65	3.6	5.8	51	156	65	115	49
2580	Coly silt loam, 3 to 6 percent slopes	59.2	37.5%		Ile	Ile	54	2	5	35	132	39	95	35
2538	Coly silt loam, 6 to 11 percent slopes, eroded	3	1.9%		Ive	Ive	50	1.8	3.5	33	108	36	90	33
2597	Hersh fine sandy loam, 6 to 11 percent slopes	0.9	0.5%		Ive	Ive	55	1.2	3.5	34	108	26	75	23
Weighted Average							60.5	3	5.4	44.6	145.8	54.5	106.8	43.3



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LAND FOR SALE

KUEHN FARM Kearney County, Nebraska Parcel #2



Location: 2 miles west of Heartwell on Q Road, (located on the corner of Q Road and 38 Road) , Kearney County, Nebraska

Legal

Description: W1/2 NW1/4 Section 19-T7N-R13W of the 6th P.M., Kearney County, Nebraska.

Property

Description: Kearney County Assessor indicates a total of 79.02 acres. Farm consists of dry cropland with pasture.

Farm Service Agency

Information: Total Cropland - 66.4 acres
Government Base Acres

Wheat 37.1 acres at 38 bu/acre

Oats 1.2 acres at 45 bu/acre

Grain Sorghum 21.1 acres at 75 bu/acre

(yields are for both direct and counter cyclical payments)

Soils: Soils consist primarily of Class II Kenesaw and Coly-Kenesaw silt loams, with slopes of 0-3%, and lesser amounts of Class III and VI Coly silt loams, with slopes of 3-30%.

Real Estate

Taxes: 2010 Real Estate Taxes - \$1,102.10

List Price: \$248,850.00 **Cash**

Comments: This is a productive farm located in a strong farming community. Farm sells subject to a 2012 cash farm lease.

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

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KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

Kearney NE 68848-1390

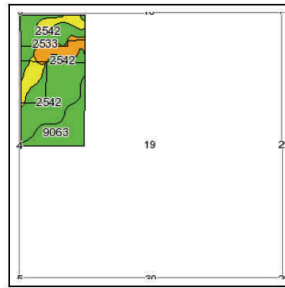
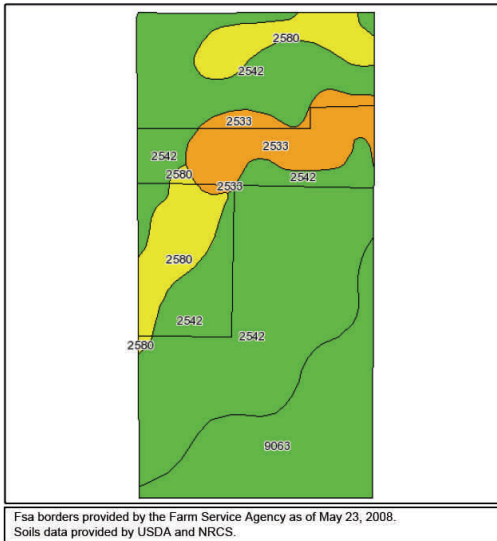
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PARCEL #2 - Aerial

Soils Map



State: Nebraska
County: Kearney
Location: 019-007N-013W
Township: Eaton
Acres: 76.3
Date: 11/4/2011



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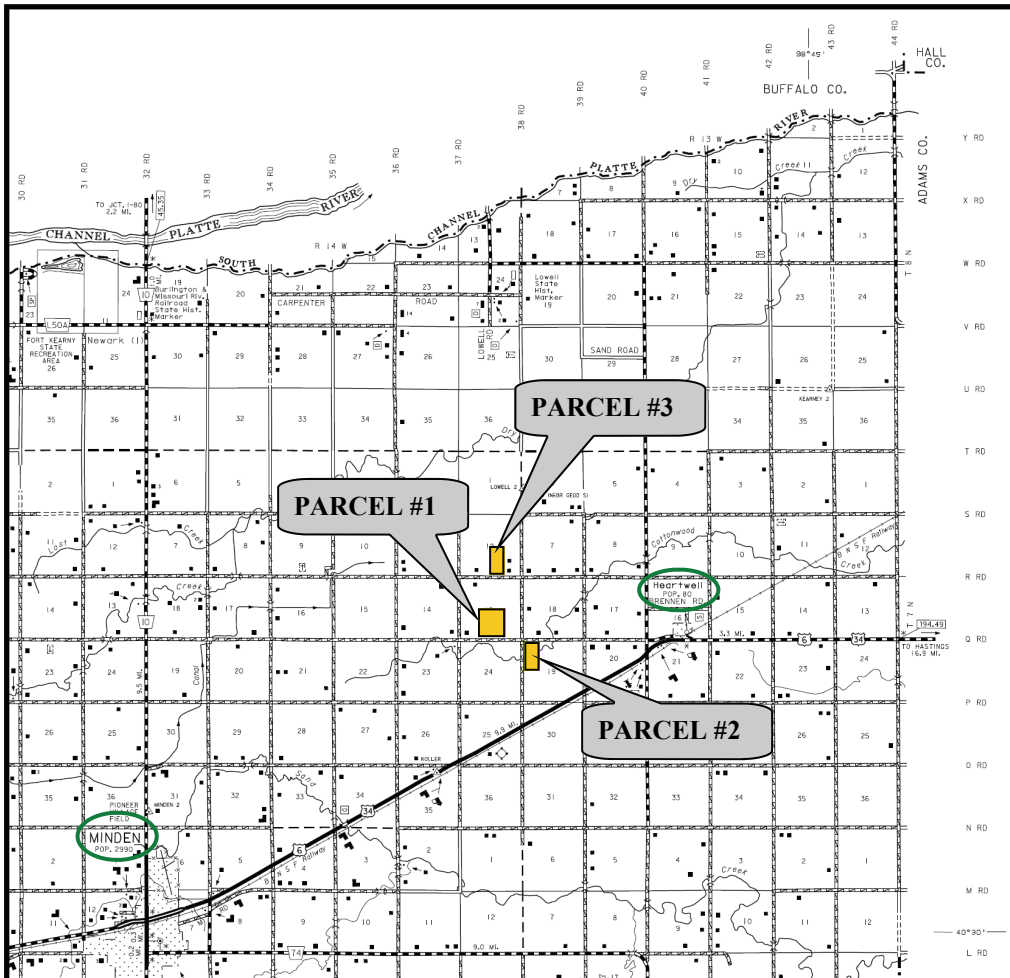


Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	44	57.7%		Ile	Ile	65	3.6	5.8	51	156	65	115	49
9063	Kenesaw silt loam, 0 to 1 percent slopes	15.4	20.2%		Ilc	I	71	2.8	6.1	65	162	72	120	59
2580	Coly silt loam, 3 to 6 percent slopes	9.4	12.3%		Ille	Ille	54	2	5	35	132	39	95	35
2533	Coly silt loam, 11 to 30 percent slopes	7.5	9.8%		Vle		42							
Weighted Average							62.6	2.9	5.2	46.9	139	56.8	102.3	44.5



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LAND FOR SALE

KUEHN FARM Kearney County, Nebraska Parcel #3



Location: Located approximately 3 1/2 miles northwest of Heartwell or 5 miles north and 5 1/2 miles east of Minden, in Kearney County, Nebraska. (property located on R Road)

Legal

Description: W1/2 SE1/4 Section 12-T7N-R14W of the 6th P.M., Kearney County, Nebraska.

Property

Description: Kearney County Assessor indicates a total of 74.56 acres. Farm consists of dry cropland with a wetland area. (The boundaries and final acreage to be determined by a survey)

Farm Service Agency

Information: Total Cropland - 74.8 acres
Government Base Acres

Wheat 41.7 acres at 38 bu/acre

Oats 1.3 acres at 45 bu/acre

Grain Sorghum 23.7 acres at 75 bu/acre

(yields are for both direct and counter cyclical payments)

Soils: Soils consist of Class II and III Hersh fine sandy loams, along with Coly and Kenesaw silt loams, with slopes ranging from 0-6%.

Real Estate

Taxes: 2010 Real Estate Taxes - \$1,186.42

List Price: \$249,000.00 **Cash**

Comments: This is a productive farm located in a strong farming community. Farm sells subject to a 2012 cash farm lease.

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KEARNEY OFFICE

P.O. Box 1390

2418 East Hwy 30

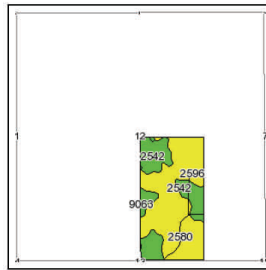
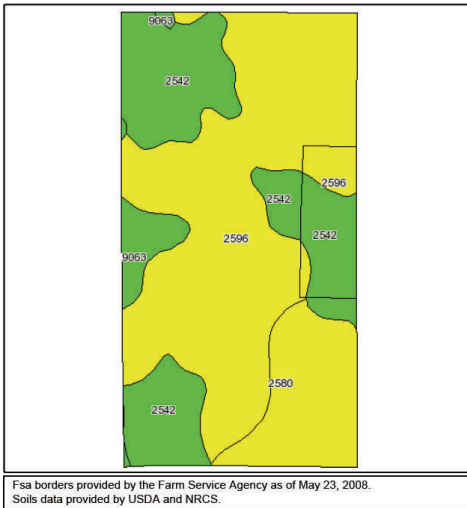
Kearney NE 68848-1390

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(308) 234-4969

PARCEL #3 - Aerial

Soils Map



State: Nebraska
County: Kearney
Location: 012-007N-014W
Township: Liberty
Acres: 81.2
Date: 11/4/2011



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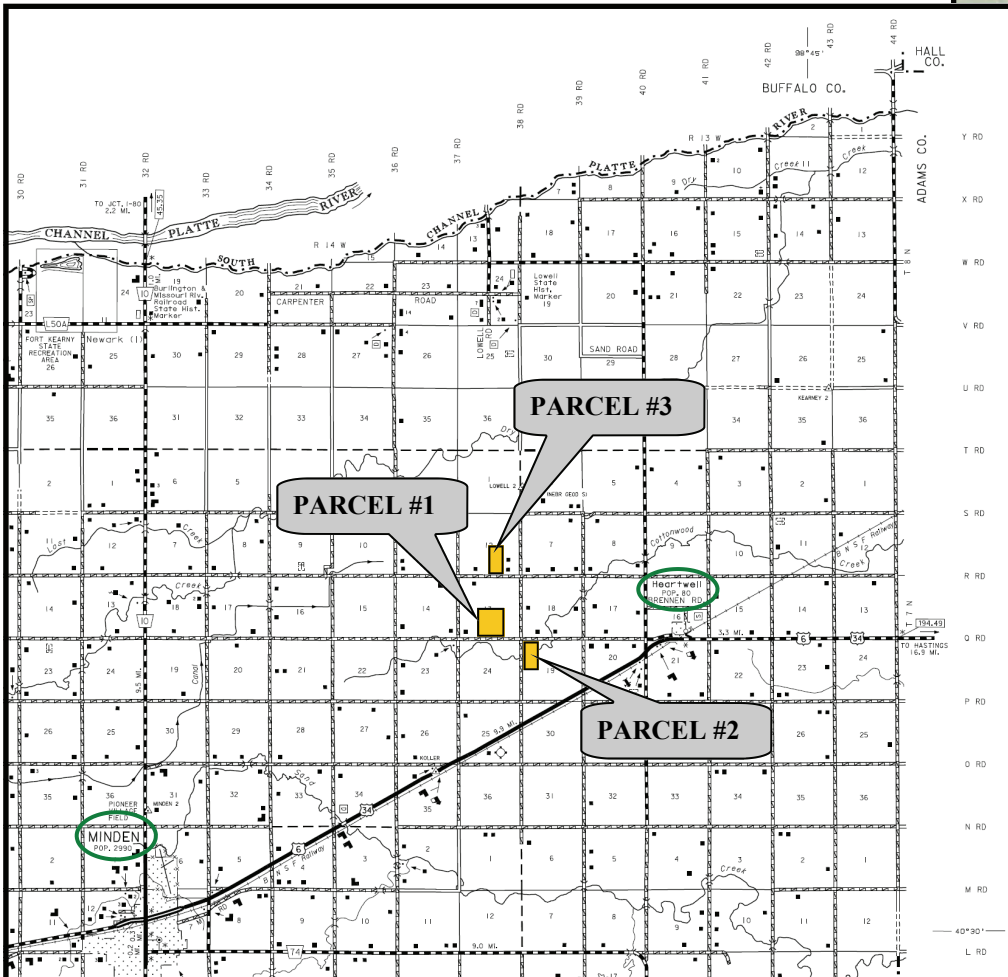


Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2596	Hersh fine sandy loam, 3 to 6 percent slopes	44.2	54.4%		IIIe	IIIe	59	1.8	4.2	40	144	43	85	30
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	22.6	27.8%		IIIe	IIIe	65	3.6	5.8	51	156	65	115	49
2580	Coly silt loam, 3 to 6 percent slopes	11.3	14.0%		IIIe	IIIe	54	2	5	35	132	39	96	35
9063	Kenesaw silt loam, 0 to 1 percent slopes	3.1	3.9%		IIc	I	71	2.8	6.1	65	162	72	120	59
Weighted Average							60.5	2.4	4.8	43.4	146.5	49.7	96.2	37.1



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