

LAND FOR SALE

PHELPS TRUST PIVOT KEARNEY COUNTY, NEBRASKA

LOCATION: 6 1/2 miles south and 5 miles west of Kearney, Nebraska. Access is provided by county gravel Road 20 bordering on the west.

LEGAL DESCRIPTION: SW1/4 Section 18-T7N-R16W of the 6th P.M., Kearney County, Nebraska.

PROPERTY DESCRIPTION: Kearney County Assessor indicates a total of 151.15 acres. Farm consists of pivot irrigated cropland with dry crop corners.



FSA INFORMATION: Total cropland acres - 141.7 acres
Government base acres:
Corn 67.9 acres with a direct yield of 69 bu/acre and counter cyclical yield of 166 bu/acre
Soybeans 67.9 acres with a direct yield of 38 bu/acre and counter cyclical yield of 46 bu/acre

IRRIGATION INFORMATION:	Well Registration #	G-073798	Pump	Western Land Roller
	Completion	06/05/1991	Gearhead	Amarillo, 60 hp
	Gallorage	800 GPM	Power Unit	8-cylinder Chevy
	Well Depth	146'	Pivot	Valley 6000—8 Tower
	Static water	37'		
	Pumping	54'		
	Column	8"		

NRD INFORMATION: Farm is located in the Tri Basin Natural Resource District (NRD) and has a total of 122.39 certified irrigated acres.

SOILS: Soils consist primarily of Coly-Kenesaw silt loams and Coly silt loams. There are also lesser amounts of Kenesaw and Coly-Uly silt loams.

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www.agriaffiliates.com
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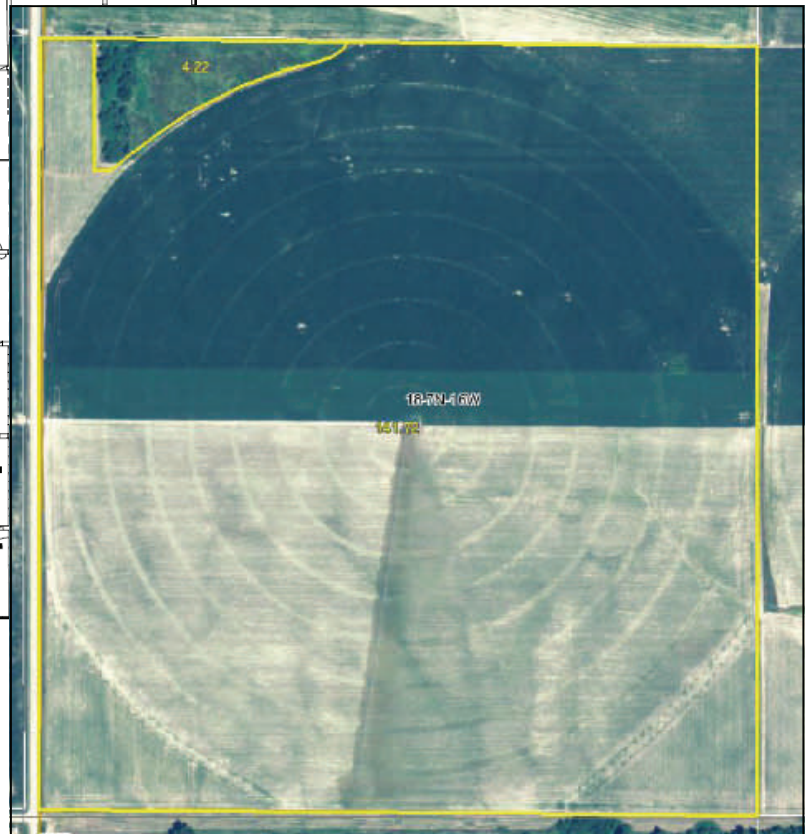
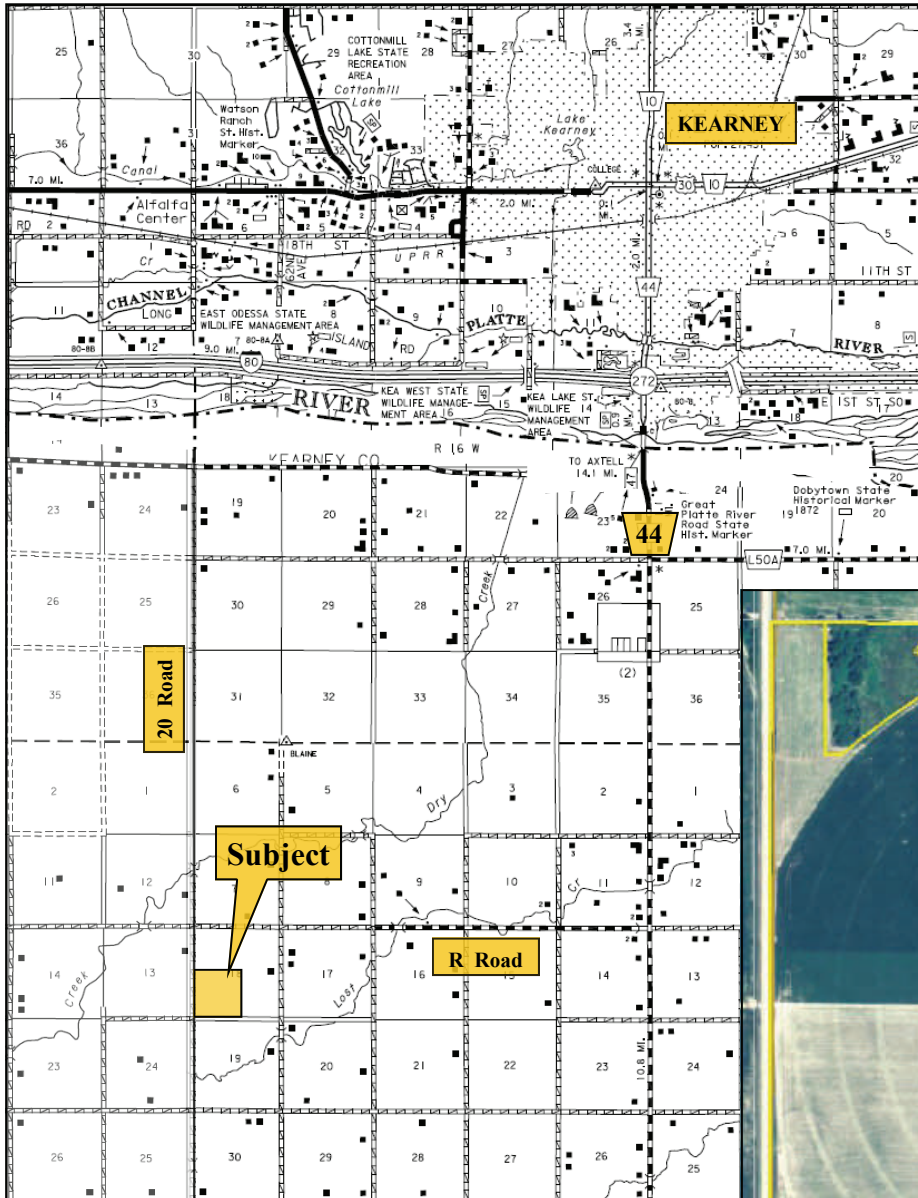
TAXES: 2010 Real Estate Tax - \$3,174.82

LIST PRICE: \$995,000 CASH

COMMENTS: This is a well maintained, productive farm located in a strong farming community.

CONTACT: **Bryan Danburg, Listing Agent** (308) 380-3488
Bart Woodward, Broker (308) 234-4969
David J Frost, Assoc. Broker (308) 380-8321
Kent Richter, Salesman (308) 627-6465

bryan@agriaffiliates.com



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