

LAND FOR SALE

NORDBROCK FARM Kearney County, Nebraska

Location: 1 mile north and 1 mile east of Wilcox, Nebraska on county gravel road. (located on the corner of C Road and 22 Road)

Legal

Description: NW1/4 lying on either side of railroad Section 28-T5N-R16W of the 6th P.M., Kearney County, Nebraska.



Property

Description: Kearney County Assessor indicates a total of 155.02 acres. Farm consists of pivot irrigated cropland with gravity irrigated and dry crop corners, along with a rural improvement site and large tree shelter belt. (bisecting in the northwest is an abandoned rail line of the Burlington Northern Railroad.)

Building

Improvements: 1,302 sq.ft. one story house; 768 sq.ft. wood frame garage; and a 2,320 sq.ft. metal quonset.

FSA

Information: Total Cropland - 143.7 acres
Government Base Acres - Corn 118.5 acres at 146 bu/acre; Soybeans 25.2 acres at 48 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 an electric well located along the west. Irrigation well and equipment information is as follows:

Well Registration	G017750	Completion Date	11/1978	at 900 gpm	
Well Depth	224'	Static Water Level	108'	Pumping Level	140'
Column	9"	Pump	Sargent,	Electric panel	Simmons

A tenant owned 75hp U S Electric motor provides power to the well with water delivered via underground pipe to a tenant owned standard size pivot irrigation system. **(The electric motor and pivot are tenant owned and do not sell with property)**

NRD

Information: The farm is located in the Tri-Basin Natural Resource District (NRD), and contains 139.4 certified irrigated acres.

Offered Exclusively By:



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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.

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Railroad

Right-of-Way: Bisecting in the northwest is an abandoned rail line of the Burlington Northern Railroad. According to the right-of-way proceeding report of Commissioners dated May 1887, this right-of-way contains approximately 2.6 acres. Information obtained by the broker indicates that this right-of-way can be purchased from the railroad.

Soils: Soils consist of Class I and II Holdrege, Detroit, and Butler silt loams, with slopes of 0-1%.

Taxes: 2010 Real Estate Tax - \$5,273.32

List Price: \$875,000.00 Cash

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

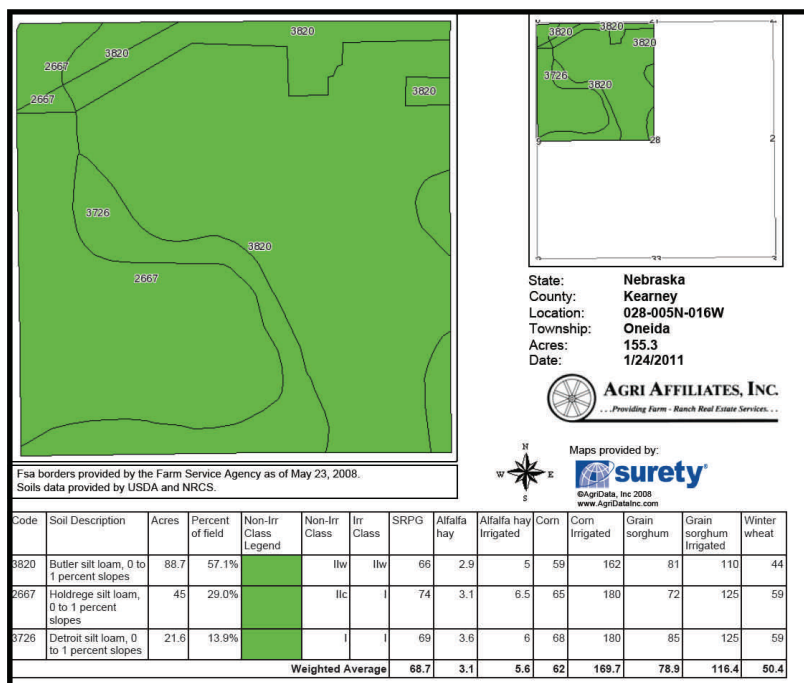
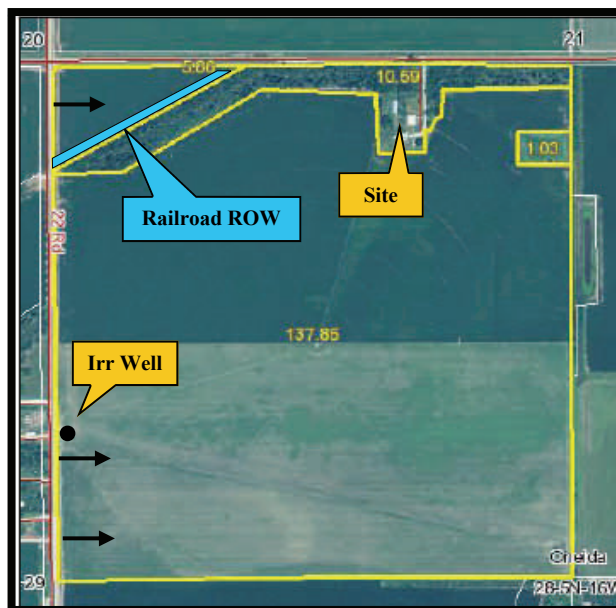
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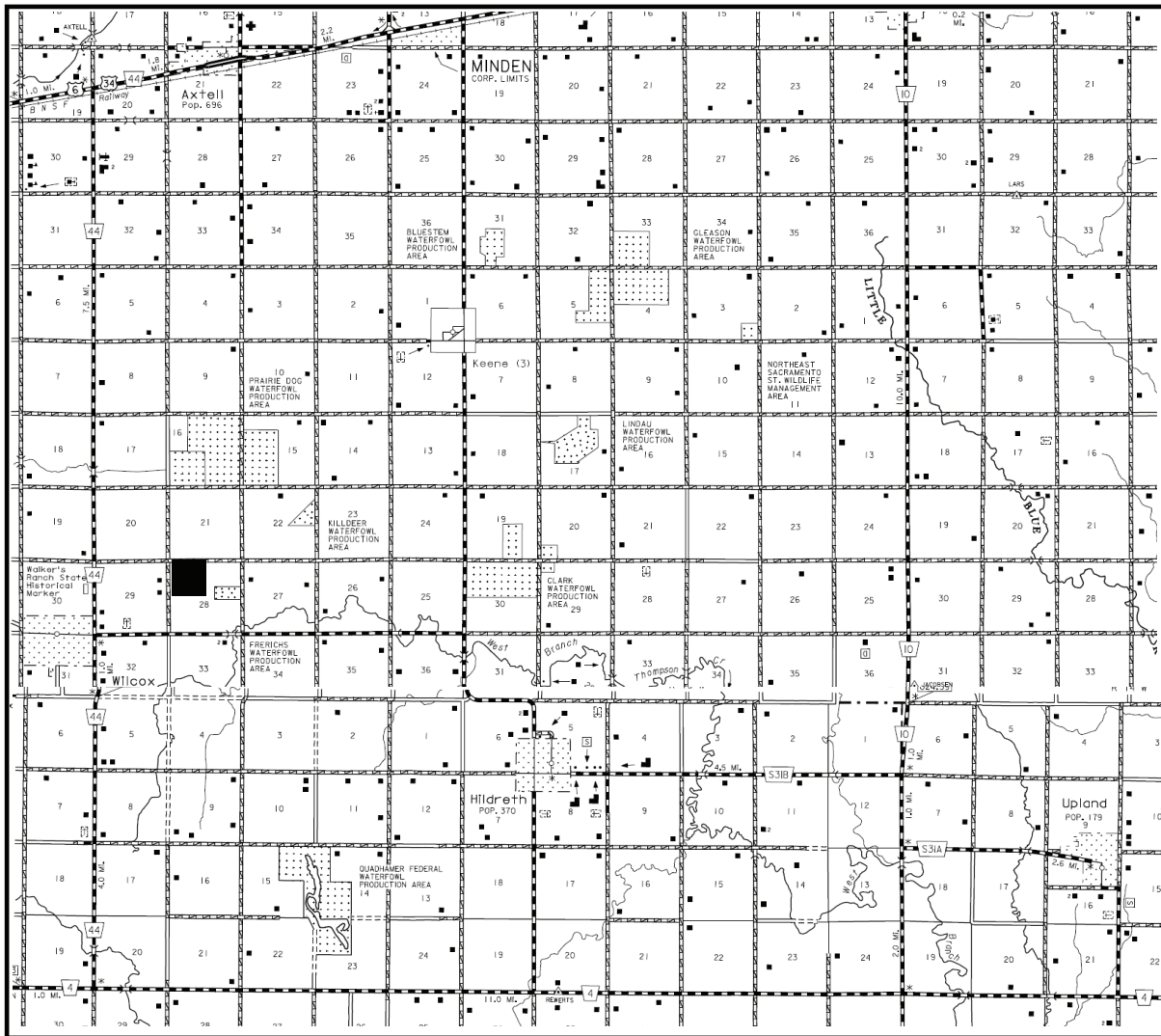
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NORDBROCK FARM KEARNEY COUNTY





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