

# LAND FOR SALE

## FRONTIER COUNTY COMBO - PARCEL #1

**Location:** approximately 8 1/2 miles south of Eustis, Nebraska on East Canyon Road, or 3/4 mile north of State Highway 18 on East Canyon Road.

### Legal

**Description:** **Parcel #1** - SE1/4 Section 34-T7N-R24W; and E1/2 Section 3; and N1/2 NE1/4 Section 10 both in T6N-R24W of the 6th P.M., Frontier County, Nebraska



### Property

**Description:** Frontier County Assessor indicates a total of 562.5 acres. Farm consists of gravity irrigated and dry crop land with pasture.

### FSA Info:

Total Cropland - 273.9 acres  
Government Base Acres  
    Corn 142.2 acres at 120 bu/acre  
    Sorghum 27.0 acres at 76 bu/acre  
(yields are for both direct and counter cyclical payments)

### Irrigation

**Information:** Water for irrigation is provided by two wells powered by diesel power units. Irrigation well and equipment information is as follows:

	Well #1	Well #2
Well Registration	G-43751	G-059260
Completion Date	11/12/1974	11/8/1976
Gallons / Minute	350	500
Well Depth	300'	315'
Static Water Level	205'	220'
Pumping Level	293'	288'
Column	7"	9"
Pump	Western Land Roller	Western Land Roller
Power Unit	Case IH 6590 diesel	Case IH 4391 diesel

### NRD

**Information:** Parcel #1 of Frontier County Combination Farm is located in the Middle Republican Natural Resource District, and contains 162.0 certified irrigated acres, 104.7 of which are enrolled in the Conservation Reserve Program (CREP) with an expiration date of 9/30/2020.

*Offered Exclusively By:*



**AGRI AFFILIATES, INC.**

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**KEARNEY OFFICE**

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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.

## Livestock

**Water:** Livestock water is provided by a submersible well and three stock ponds.

**Soils:** Cropland soils consist primarily of Class II, and III Holdrege silt loams. Pasture soils consist primarily of Class IV Coly and Uly silt loams.

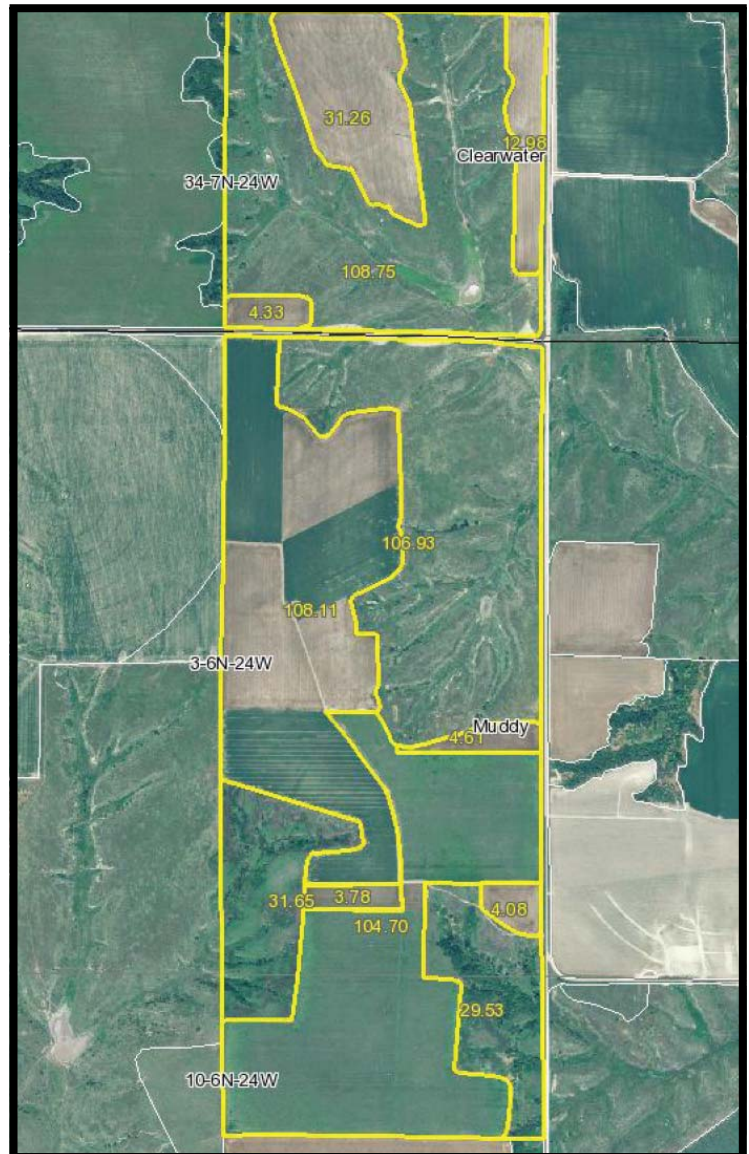
**Taxes:** 2009 Real Estate Taxes - \$4,340.78

**List Price:** **\$585,000**      **Cash**

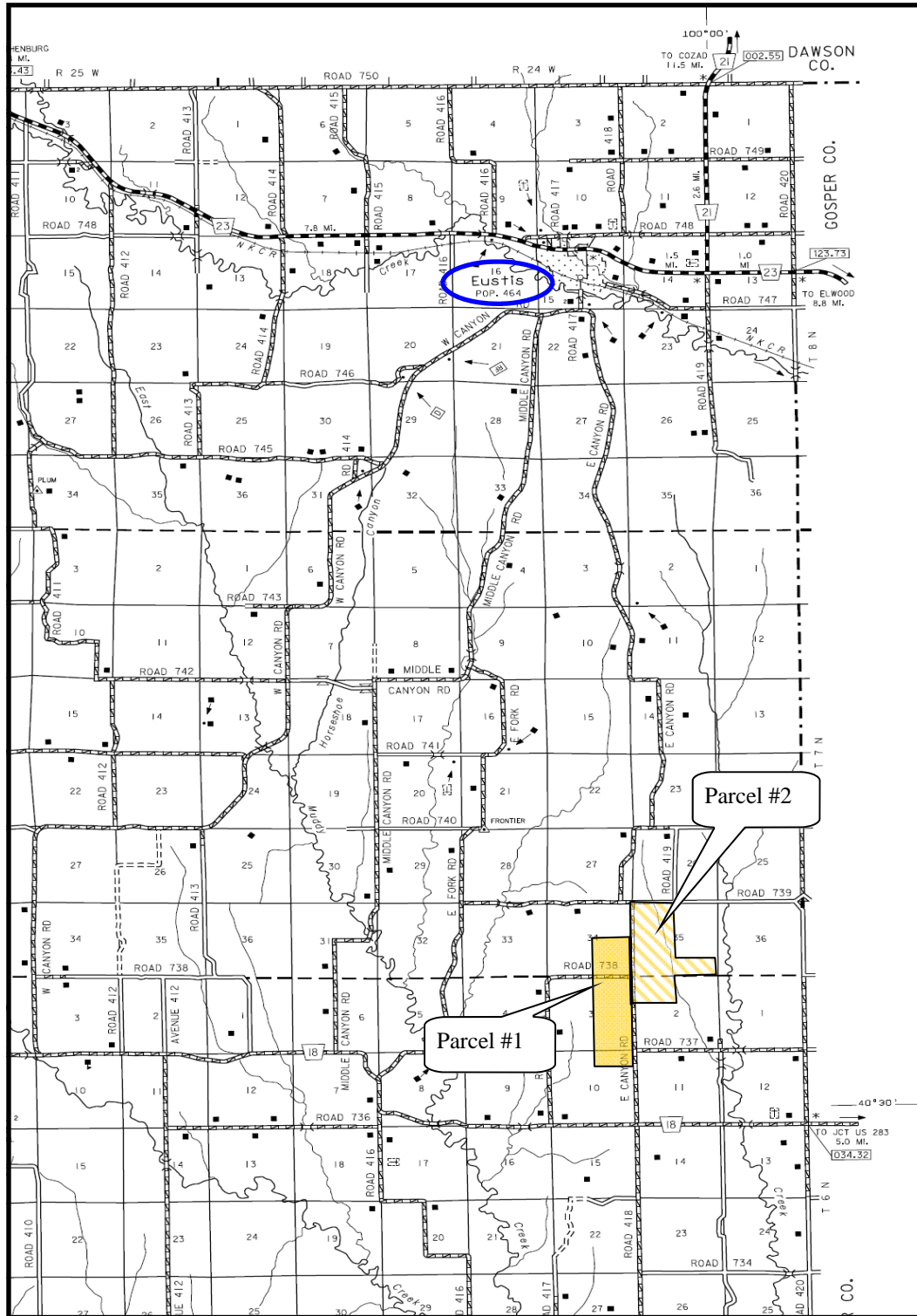
**Comments:** This is an excellent opportunity to acquire a productive, income producing farm. Property offers excellent hunting amenities with the abundance of deer and upland game birds.

**Contact:** **Kent Richter, Salesperson (308) 627-6465**  
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# FRONTIER COUNTY COMBO PARCELS #1 & #2 LOCATION MAP



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