

LAND FOR SALE

Helmer Farm



Location: 27 miles north and west of Sutherland, on Prairie Trace Road and Diamond Bar Road, or from Tryon: 18 miles west on Highway 92, 6 miles south on Diamond Bar Road.

Legal Description: All of Section 2; Section 3; NE1/4 Section 11; All of Section 12-T17N-R35W of the 6th P.M., McPherson County, Nebraska.

Acres & Taxes: 2,080 Tax assessed acres. 2009 taxes payable in 2010: \$10,506.

Land Use: 1,169 acres pivot irrigated cropland and 640 acres Sandhills range.

FSA Info: Property includes 1,168.8 acres corn base at 105 bushel.

Water/NRD: 9-Valley electric center pivots with diesel power units. One well per pivot with all wells located at the pivot points. All irrigated acres are certified with the Twin Platte NRD. Livestock water provided by three windmills and two submersible pumps.

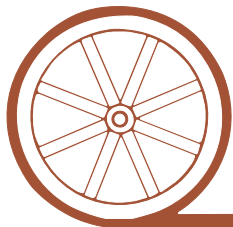
Improvements: 4 – 24,000 bushel grain bins, and a Butler metal building for shop and machine storage.

Soils: Cropland soils are primarily Valentine fine sand and loamy fine sand.

Price: **\$2,239,000 (\$1,650/irrigated acre, plus value for range and improvements.)**

Comments: Productive pivot irrigated cropland and Sandhills rangeland. No irrigation pumping restrictions.

Contact: **Bruce Dodson – Listing Agent,**
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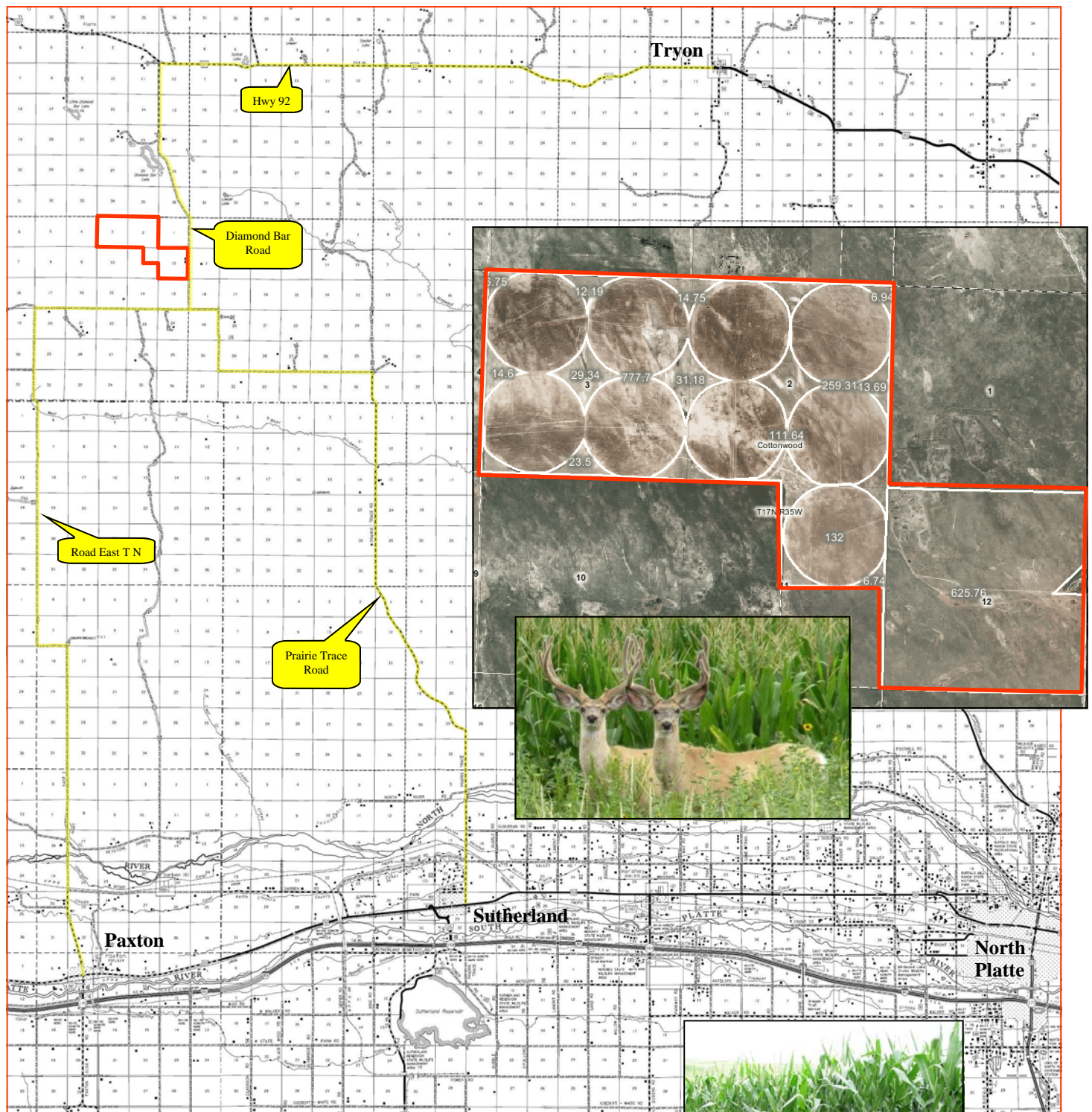
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