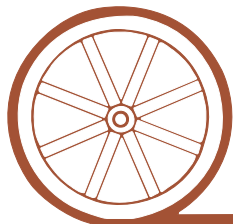


LAND FOR SALE

Big Springs Farm

- Location:** Northwest of Big Springs, NE 4 miles. It is 1 mile north of Highway 30 on County Road 203.
- Legal Description:** A tract to be surveyed in the S1/2 Section 11-T13N-R42W of the 6th PM, Deuel Co, NE.
- Acres:** Approximately 200 acres
- Taxes:** Deuel County Assessor has estimated the 2009 taxes for the tract to be \$1,580.
- Land Use:** This property is selling with 127 South Platte NRD certified irrigated acres. It currently has 100 acres that are farmed as gravity irrigated, 88 acres farmed non-irrigated and 12 acres of grass.
- FSA Info:** Base will be determined by cropland ratio. Approximate bases are Wheat 44 ac. at 38 bu.; Corn 55 ac at 116.; Grain Sorghum 8 ac. at 38 bu.; Sunflowers 52 ac. at 568 lbs; Barley 10 ac. at 41 bu.
- Water:** NE registered irrigation well G-031485 drilled April 1969, Well depth 245'; Static water 158'; Pumping from 230' at drilling. An efficiency test in 2003 indicated static water to be 168'. The well is currently not in working order. Seller does have an estimate of \$12,000 to put well into working order.
- Soils:** 60% Class II Satanta-Johnstown-Altvan loams, balance is a mix of Class III & IV soils.
- Improvements & Equipment:** Property sells with electric motor, irrigation pump and gated irrigation pipe.
- Price:** \$275,000 CASH
- Comments:** This property lends itself to conversion to pivot irrigation. A proposal has been made to put a 102 acre pivot on the property. The Seller is willing to configure property in a manner that will allow the Buyer to put a pivot on it.
- Contact:** Duane McClain, Listing Agent 308.530.0221 or duane@agriaffiliates.com,
Mike Polk, 308.539.4446 or mike@agriaffiliates.com.
Loren Johnson, Jerry Weaver or Bruce Dodson

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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 expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

