



LAND FOR SALE

WE ARE PLEASED TO PRESENT

1,440 Acres, m/l - Holt County, Nebraska

LOCATION: 2 miles north of Stuart.
Access by well-maintained roads.
Located 10 miles from a new large feedlot
and 10 miles from a new Ethanol plant.

LEGAL DESCRIPTION: SW¼ Sec. 17-
T31N-R15W; E½ Sec. 13, all of Sec. 24
and the N½ Sec. 26, all in T31N, R16W
(Upper Elkhorn and Lower Niobrara
Townships)

PRICE AND TERMS:

- \$3,240,000 \$2,250/Acre
- 10% down, balance due in cash at closing.
- 3 year lease @ \$200 per irrigated acre. Payable April 1 (50%) and September 15 (50%)

REAL ESTATE TAX:

2008 Tax Year: \$21,644.60

FSA DATA:

Farm Number: 10347 & 10386
Crop Acres: 1,162.1

	Direct	Counter Cyclical
Corn Base: 1,149.7	120	120
Bean Base: 7.3	30	30

CRP CONTRACTS: 30 acres enrolled in CRP, paying \$1,260/year

LAND DESCRIPTION: Flat to rolling land. Good producing soils with adequate water.

SOIL TYPES: Primary soils are Valentine, Libory, Ipage-Tryon and Meadin. See soil map on back for detail.

IMPROVEMENTS: 9 Electronic Driven Pivot Systems • 10 Diesel Power Units • 9 Diesel Tanks • 9 Fertilizer Tanks • 9 Gear Heads & Pumps • 7,500 Bu. Grain Bin

WATER & WELL DATA: Excellent Water. All single wells. (Well data taken from the Nebraska Department of Natural Resources Data Bank)

- Section 13: • NE Center; 135 Ac. Irrigated @ 900 gpm; 78 ft. well depth
• SESE; 160 Ac. Irrigated @ 900 gpm; 78 ft. well depth
- Section 24: • NENE; 130 Ac. Irrigated @ 800 gpm; 91 ft. well depth
• NWNW, SWSW and SESE, Irrigating 130 Ac. each @ 800 gpm; 104 ft well depth on each
- Section 26: • NENE; 135 Ac. Irrigated @ 900 gpm; 117 ft. well depth
• NW Center; 135 Ac. Irrigated @ 1,300 gpm; 104 ft. well depth
- Section 17: • SW Center; 135 Ac. Irrigated @ 900 gpm; 122 ft. well depth

For additional information, contact either:

RANDY HERTZ

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Telephone: 515-382-1500

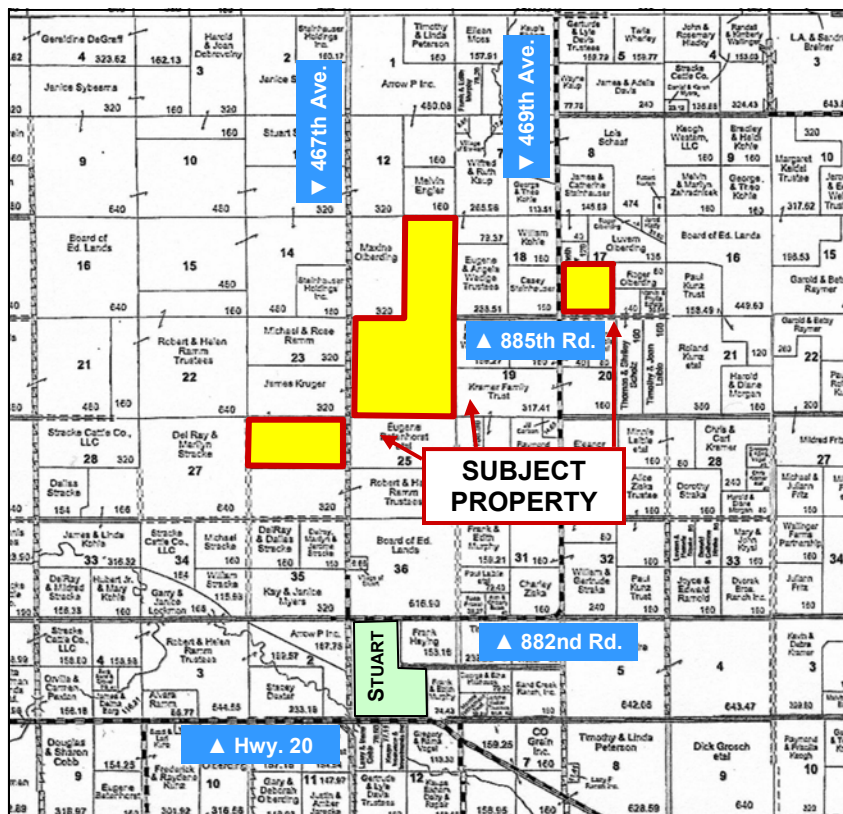
-OR-

MARLIN KROHN

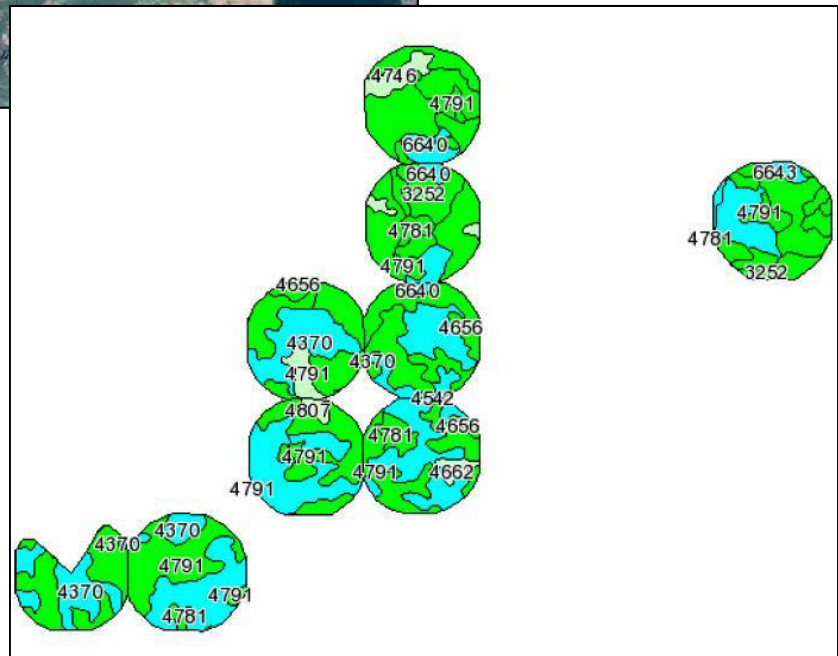
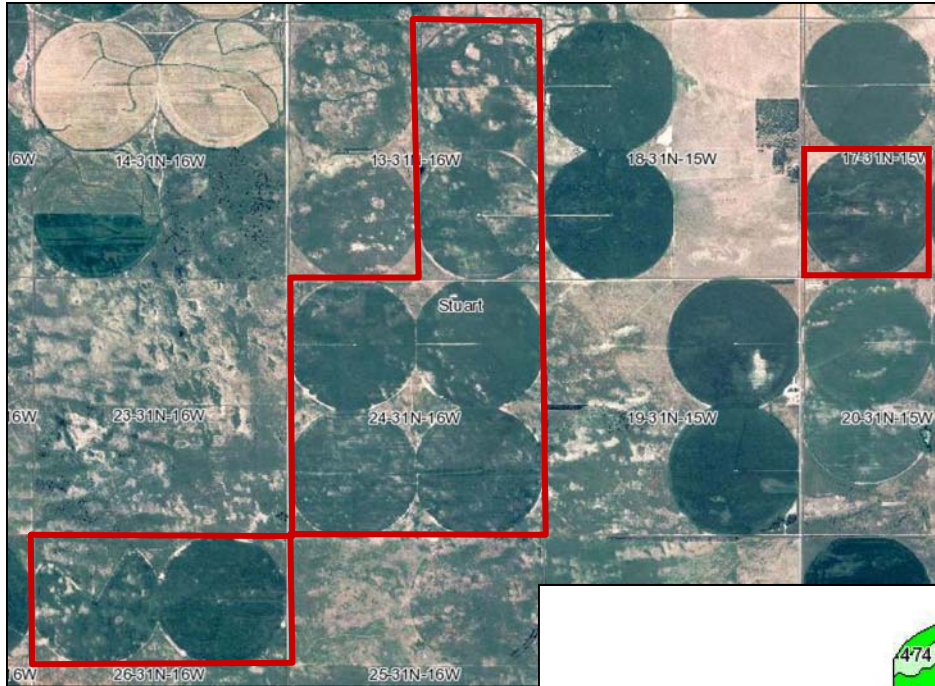
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AERIAL & SOIL MAPS



FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class	Irr Class	SRPG	Corn Irrigated
4791	Valentine fine sand, 3 to 9 percent slopes	393.5	33.9%		Vle	IVe	22	110
4370	Libory loamy fine sand, 0 to 3 percent slopes	321.3	27.6%		IIIe	IIIf	51	135
4656	Ipague-Tryon fine sands, 0 to 3 percent slopes	157.7	13.6%		VIw	IVe	19	
3252	Meadin sandy loam, 0 to 2 percent slopes	59.4	5.1%		Vis	IVs	30	105
4650	Ipague loamy sand, 0 to 3 percent slopes	40.8	3.5%		IVe	IVe	23	130
6643	Boelus loamy sand, gravelly substratum, 0 to 3 percent slopes	39	3.4%		IVe	IIIe	47	135
6640	Boelus loamy sand, 0 to 3 percent slopes	35.7	3.1%		IIIe	IIIe	54	140
4781	Valentine fine sand, 0 to 3 percent slopes	29.1	2.5%		Vle	IVe	23	120
4807	Valentine fine sand, rolling	18	1.6%		Vle		17	
4542	Els-IPague complex, 0 to 3 percent slopes	18	1.6%		Ve	IVe	26	115
4746	Tryon loamy fine sand, 0 to 3 percent slopes	15.6	1.3%		Vw		28	
6641	Boelus loamy sand, 3 to 6 percent slopes	11.2	1.0%		IIIe	IIIe	53	130
4653	Ipague sand, 0 to 3 percent slopes	10	0.9%		Vle	IVe	21	120
4662	Loup fine sandy loam, 0 to 1 percent slopes	9.2	0.8%		Vw		29	
4751	Tryon loamy fine sand, frequently ponded	3.6	0.3%		Vw		19	
Weighted Average							32.4	100.6

State: **Nebraska**
County: **Holt**
Location: **026-031N-016W**
Township: **Stuart**
Acres: **1162.1**
Date: **10/8/2009**



Maps provided by:



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