

LAND FOR SALE

Paxton Valley Farm



Location:

The property is bisected by Highway 30 just 3 miles east of Paxton, or 7 miles west of Sutherland, Nebraska. Located in the South Platte River Valley on the eastern edge of Keith County.

Legal Description:

All Parcels are located in T13N-R35W of the 6th P.M., Keith County, Nebraska.

Parcel 1: A surveyed tract in the SE1/4, excluding railroad ROW and Hwy 30 ROW, Section 2.

Parcel 2: A surveyed tract in part of Section 1 south of railroad ROW and excluding accretions.

Parcel 3: Part of the NE1/4 and Part of the E1/2NW1/4 Section 1, lying north of Hwy 30.

Acres:

Parcel 1: 33.83 acres of irrigated cropland; **Parcel 2:** 240.23 acres, including 232 irrigated acres and 7.9 acres of non-irrigated cropland; **Parcel 3:** 135.6 estimated acres, including 119.2 acres of irrigated cropland and 16.3 acres of grass;

Price:

Parcel 1: \$191,500; Parcel 2: \$1,379,000; Parcel 3: \$711,000

Comments:

Cropland with excellent productivity and location.

Contact:

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John Childears, Mike Polk

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
Listing Agent

Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

NORTH PLATTE OFFICE

P.O. Box 1166

I-80 & US Hwy 83

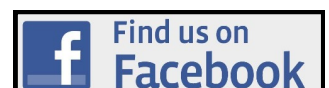
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Parcel 1

Legal

Description:

A surveyed tract in the SE1/4, excluding railroad ROW and Hwy 30 ROW, Section 2-T13N-R35W of the 6th P.M., Keith County, Nebraska.

Acres:

33.83 acres of irrigated cropland

Taxes:

Estimated 2016 taxes payable in 2017 - \$1,635

Land Use:

Gravity irrigated cropland

Water:

TPNRD: 35.488 certified irrigated acres; Well Reg. #G-021678

Soils:

7% Class II; 93% Class III

Equipment:

1-electric motor, pump, and pipe.

Price:

\$191,500



Parcel 2

Legal

Description:

A surveyed tract in part of Section 1, south of railroad ROW and excluding accretions, in T13N-R35W of the 6th P.M., Keith County, Nebraska.

Acres:

240.23 acres, including 232 irrigated acres and 7.9 acres of non-irrigated cropland

Taxes:

Estimated 2016 taxes payable in 2017 - \$10,770

Land Use:

190.49 acres pivot irrigated cropland; 41.61 acres gravity irrigated cropland

Water:

TPNRD: 232.101 certified irrigated acres; Well Reg. #G-018993; G-018992; G-061185; G-018994

Soils:

16.4% Class II; 83.7% Class III

Equipment:

1-5 tower Reinke pivot, 1-8 tower Reinke pivot, 2 submersible pumps (pivots), 2- electric motors (gravity), and pipe.

Price:

\$1,379,000



Parcel 3

Legal Description:

Part of the NE1/4 and Part of the E1/2NW1/4 Section 1, lying north of Hwy 30, in T13N-R35W of the 6th P.M., Keith County, Nebraska.

Acres:

135.6 estimated acres, including 119.2 acres of irrigated cropland and 16.3 acres of grass

Taxes:

Estimated 2016 taxes payable in 2017 - \$5,740

Land Use:

87.24 acres pivot irrigated cropland; 32.01 acres gravity irrigated cropland

Water:

TPNRD: 119.256 certified irrigated acres; Well Reg. #G-041589; G-071846; G-091786

Soils:

82.2% Class II; 17.8% Class IV

Improvements & Equipment:

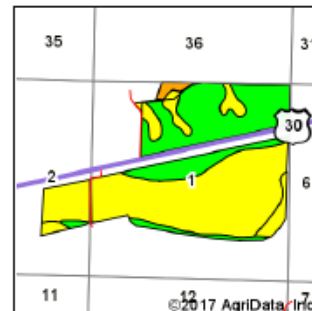
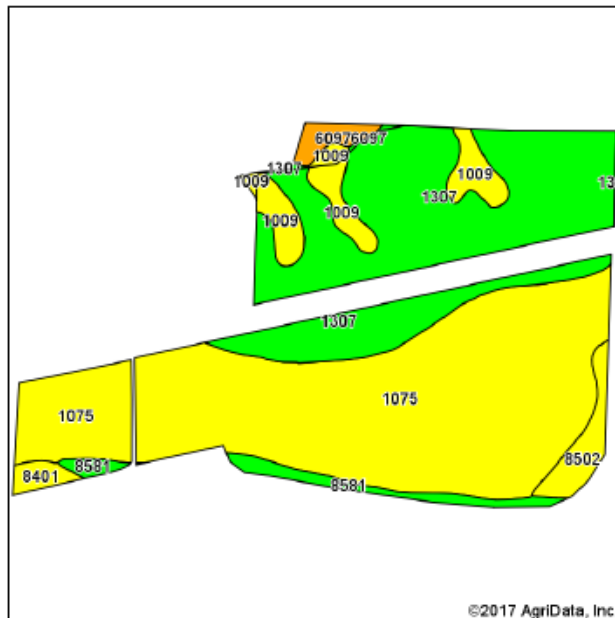
1- Reinke 8 tower pivot with submersible well; submersible well on west gravity; JD power unit and gearhead on east gravity field. 2- grain bins.

Price:

\$711,000



Soils Map

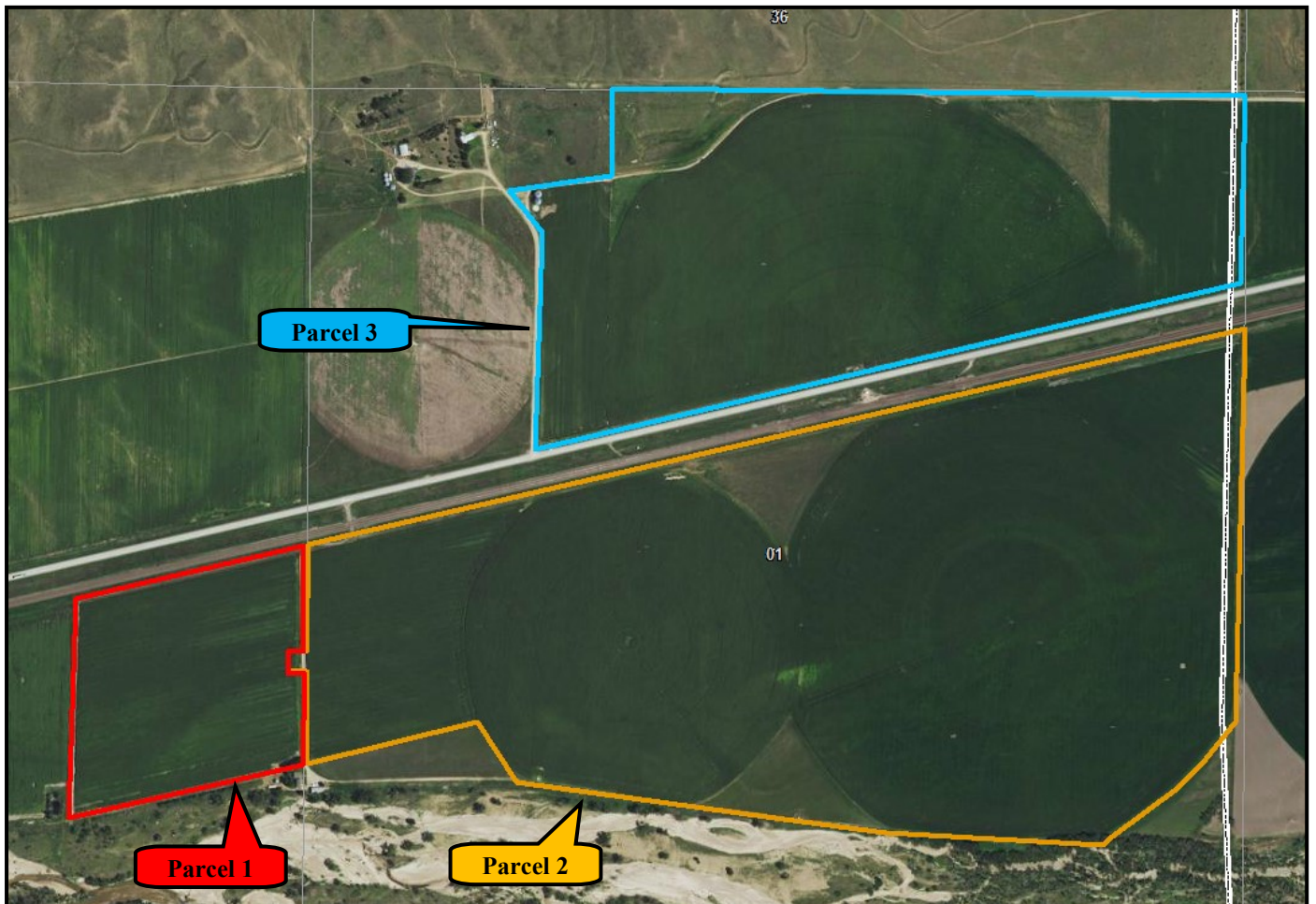
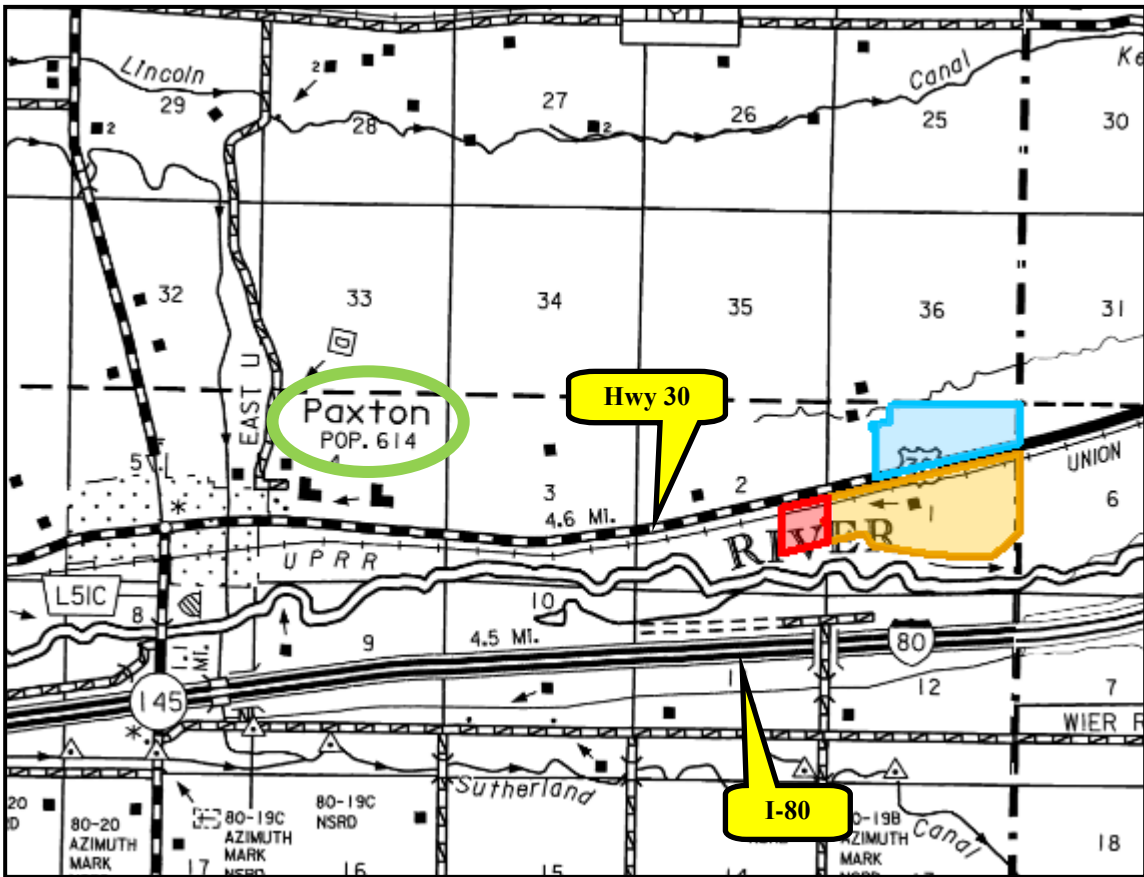


State: **Nebraska**
County: **Keith**
Location: **1-13N-35W**
Township: **Paxton**
Acres: **404.53**
Date: **3/16/2017**



Area Symbol: NE101, Soil Area Version: 18
Area Symbol: NE111, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class "c	Irr Class "c
1075	Norwest loam, 0 to 2 percent slopes	214.18	52.9%		2.2ft.	IIIw	IIIw
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	135.71	33.5%		> 6.5ft.	Ile	Ile
1009	Bankard loamy sand, rarely flooded	23.09	5.7%		> 6.5ft.	IVe	IVe
8581	Wann fine sandy loam, rarely flooded	11.42	2.8%		2.5ft.	Ihw	Ihw
8502	Lex loam, rarely flooded	10.30	2.5%		2ft.	IIhw	IIhw
6097	Sarben loamy fine sand, 9 to 20 percent slopes	5.41	1.3%		> 6.5ft.	Vle	
8401	Aida fine sandy loam, occasionally flooded	4.18	1.0%		2.2ft.	IIhw	IIhw
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	0.24	0.1%		> 6.5ft.	Ile	Ile



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