

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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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bruce Dodson,
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Offered Exclusively By:



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Parcel 1

<u>Legal Description:</u>	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.
<u>Acres:</u>	33.83 acres of irrigated cropland
<u>Taxes:</u>	Estimated 2016 taxes payable in 2017 - \$1,635
<u>Land Use:</u>	Gravity irrigated cropland
<u>Water:</u>	TPNRD: 35.488 certified irrigated acres; Well Reg. #G-021678
<u>Soils:</u>	7% Class II; 93% Class III
<u>Equipment:</u>	1-electric motor, pump, and pipe.
<u>Price:</u>	\$191,500



Parcel 2

<u>Legal Description:</u>	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.
<u>Acres:</u>	240.23 acres, including 232 irrigated acres and 7.9 acres of non-irrigated cropland
<u>Taxes:</u>	Estimated 2016 taxes payable in 2017 - \$10,770
<u>Land Use:</u>	190.49 acres pivot irrigated cropland; 41.61 acres gravity irrigated cropland
<u>Water:</u>	TPNRD: 232.101 certified irrigated acres; Well Reg. #G-018993; G-018992; G-061185; G-018994
<u>Soils:</u>	16.4% Class II; 83.7% Class III
<u>Equipment:</u>	1-5 tower Reinke pivot, 1-8 tower Reinke pivot, 2 submersible pumps (pivots), 2- electric motors (gravity), and pipe.
<u>Price:</u>	\$1,379,000



