

LAND FOR SALE

Chase County Pivot



- Location:** 11 miles west of Imperial, Nebraska on Hwy 6, then 5 miles north on County Road 321 and 1/2 mile west of County Road 744.
- Legal Description:** SW1/4 Section 33-T8N-R40W of the 6th P.M., Chase County, Nebraska.
- Acres:** 158.7 tax assessed acres
- Taxes:** 2016 taxes payable in 2017 - \$4,762.48
- Land Use:** Property has been in a corn, bean and wheat rotation, currently has oats planted to be harvested this fall.
- FSA Info:** 154.85 acres cropland - Wheat base: 22.06 Ac at 66 Bu Yield; Corn Base: 46.57 Ac at 148 Bu Yield; Soybeans base: 30.07 Ac at 55 Bu Yield. Corn is enrolled in ARC-CO and Wheat and Soybeans is enrolled in PLC. 15.5 acres CRP - 11.2 Ac at \$37.73/Ac through 9/30/18, 4.3 Ac at \$47.00 through 9/30/23.
- Water:** NE Well Reg. #G-073054 in the Upper Republican NRD with 130 Certified Irrigated Acres, Well tested at 674 GPM from 149' at 31 PSI with total well depth of 275' by Sargent well test in 2012. Had 40" of water allocation going into 2017.
- Soils:** 36.4% Class I Rosebud & Kuma Silt loams, 1.3% Class II Ascalon fine sandy loam, 62.2% Class III Rosebud & Rosebud-Canyon loams.
- Improvements & Equipment:** 7 tower Valley pivot, 60 HP U.S. Electric motor, 18,800 Bu MFS grain bin with air.
- Price:** \$750,000
- Comments:** This is an excellent pivot quarter with county road access and good water.
- Contact:** Mike Polk; Listing Agent 308-539-4446 or mike@agriaffiliates.com
John Childears, Bruce Dodson, Don Walker, Brian Reynolds,
Chase Dodson, Tony Eggleston, Roger Luehrs



Mike Polk,
Listing Agent

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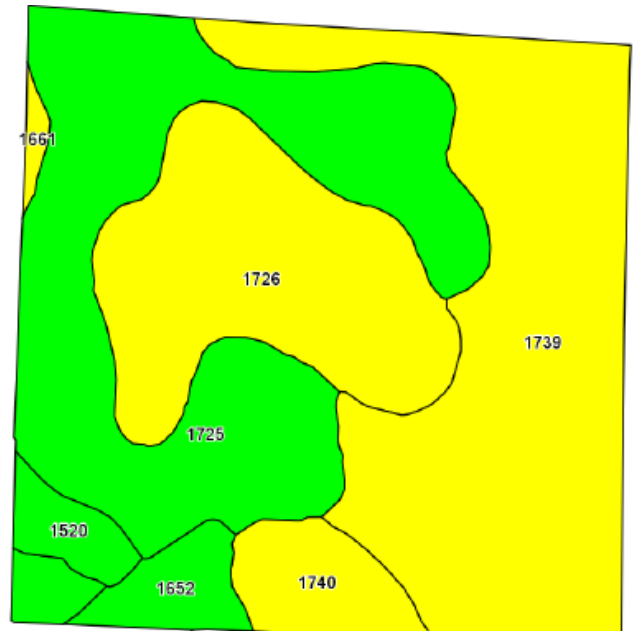
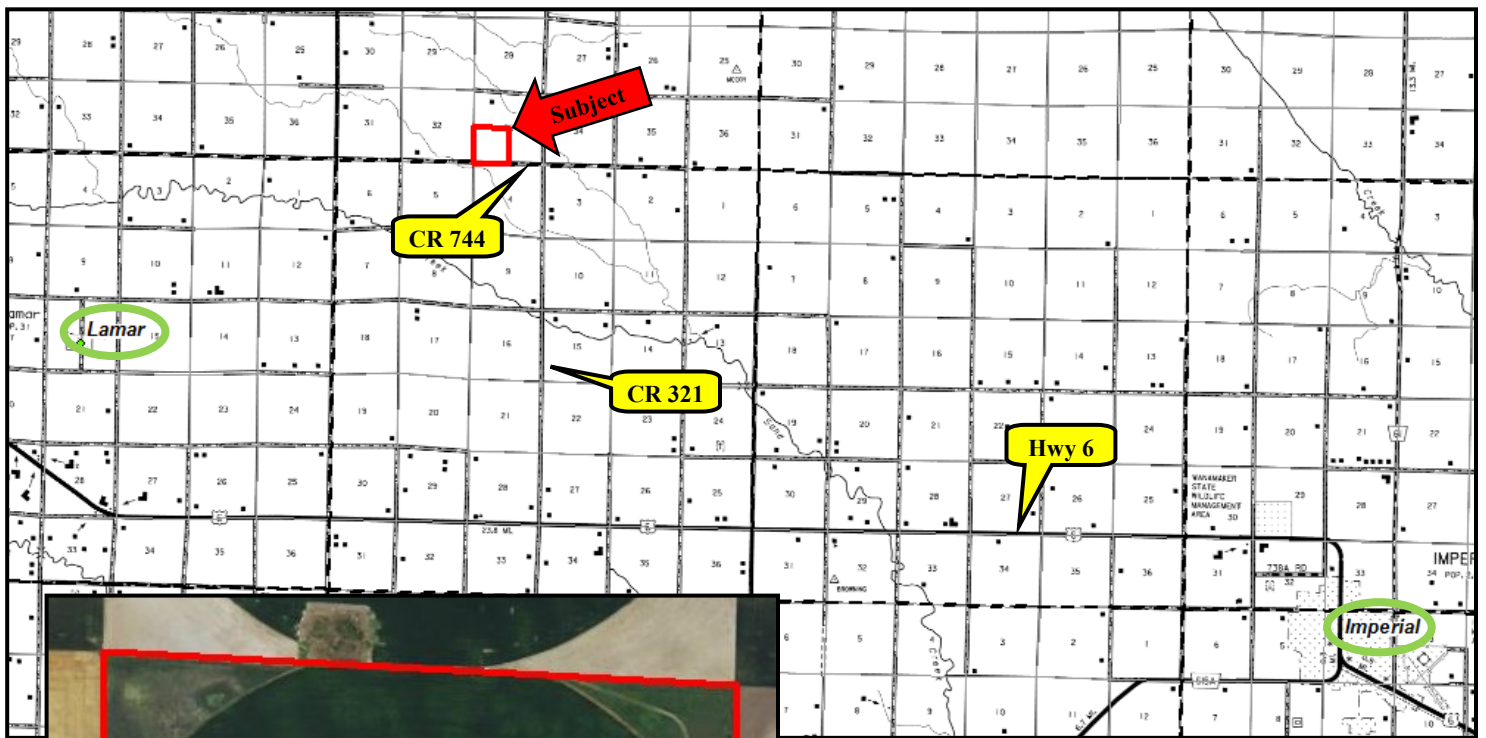
Offered Exclusively By:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	55.40	35.7%		IIIe	IIIe
1725	Rosebud loam, 0 to 1 percent slopes	52.40	33.7%		IIc	Iw
1726	Rosebud loam, 1 to 3 percent slopes	31.03	20.0%		IIIe	IIIe
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	7.21	4.6%		IVe	IIIe
1652	Kuma silt loam, 0 to 1 percent slopes	4.85	3.1%		IIc	Iw
1520	Ascalon fine sandy loam, 1 to 3 percent slopes	3.57	2.3%		Ile	Ile
1661	Lodgepole silt loam, frequently ponded	0.88	0.6%		IIIw	IVw