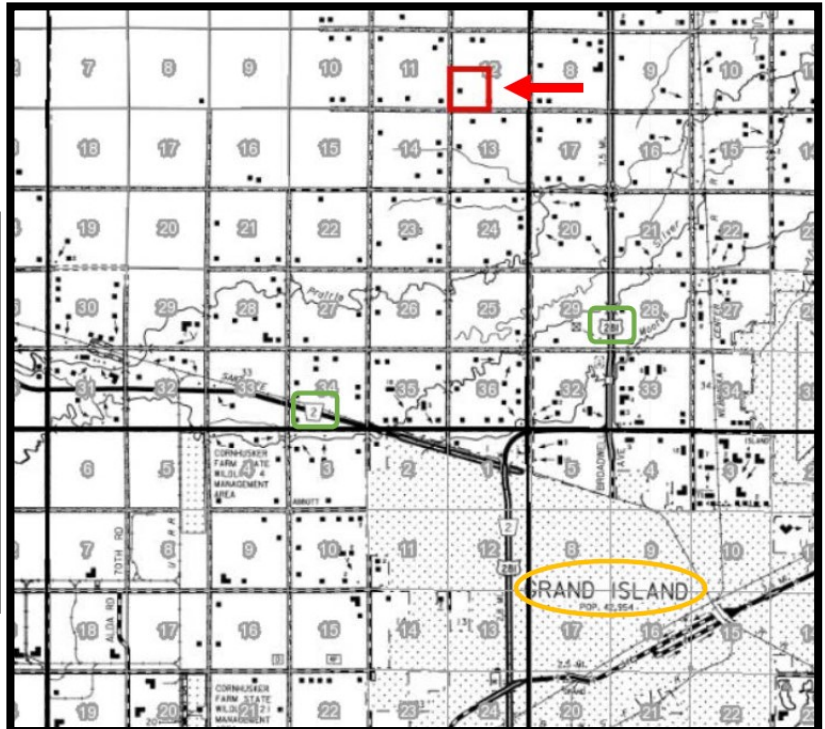


LAND FOR SALE

Hall County Pivot Quarter



- LOCATION:** From the corner of Highway 281 and Broadwell Ave. on the north side of Grand Island: 4 miles north and 1 ½ mile west.
- LEGAL DESCRIPTION:** The Southwest Quarter (SW 1/4) of Section Twelve (12), Township Twelve (12) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska, less a 1.66 acre tract and less the Meierstead Second Subdivision. [153.76 tax-assessed acres].
- COMMENTS:** This farm has great groundwater availability and solid irrigation equipment.
- NATURAL RESOURCE DISTRICT:** This farm is located in the Central Platte Natural Resource District, and is not subject to any pumping restrictions. This parcel contains 145.8 certified irrigated acres.
- LIST PRICE:** **\$845,000.00**
- CONTACT:** Adam D. Pavelka, Listing Agent
(402) 984-7744
adam@agriaffiliates.com



Offered Exclusively By:



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

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.

HASTINGS OFFICE
P.O. Box 519
747 N. Burlington Ave Suite 310
Hastings, NE 68901-0519
www.agriaffiliates.com
(402) 519-2777



IRRIGATION INFORMATION:

Well Registration: G-059818
 Well Depth: 91 feet
 Pumping Level: 30 feet
 Gallons/Minute: 1,000 gpm
 Electric Motor: U.S. Motors 50hp

Completion Date: 4/26/1972
 Static Water Level: 23 feet
 Column: 9 inches
 Pump: Flowserve
 Pivot: 8-tower Valley

PROPERTY DESCRIPTION:

Good producing farm with gently rolling terrain that has been well-managed. Operator spread 50 tons of manure on this farm 2 years ago, and would lease the farm back at \$40,000.00 for 2018—providing a 4.7% gross return as priced.

SOILS:

Primarily Valentine fine sand and Loup fine sandy loam soils, with slopes ranging from 0-9%.

REAL ESTATE TAXES:

2017 Real Estate Tax - \$10,052.62

FARM SERVICE AGENCY INFORMATION:

Total Farmland: 154.41 acres
 Government Base Acres: Corn—150.10

Total Cropland: 150.76 acres
 PLC Yields: Corn—125

Soils Map

