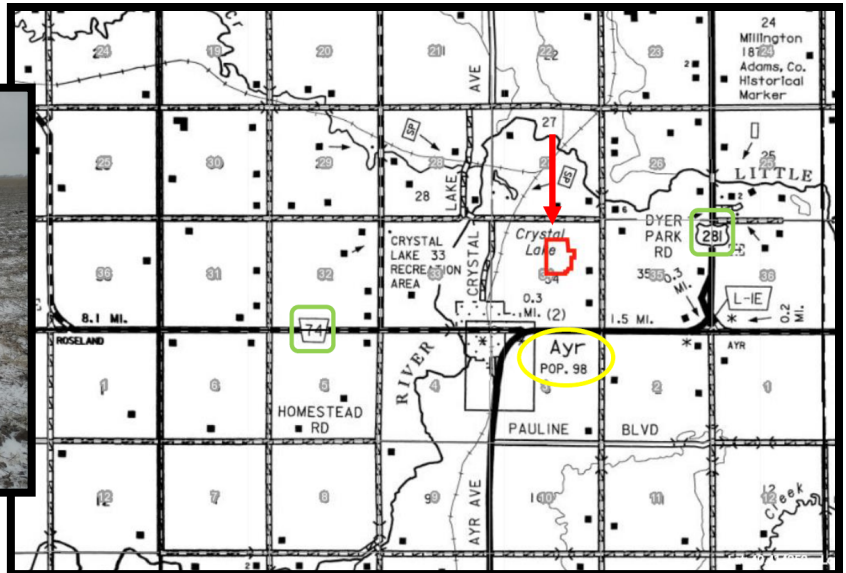


LAND FOR SALE

Ayr Irrigated Acres



- LOCATION:** From the intersection of S. Marian Road and W. Pony Express northeast of Ayr, Nebraska, $\frac{1}{3}$ mile west then $\frac{1}{3}$ mile south through a deeded driveway. (About 8 miles south of Hastings, Nebraska).
- LEGAL DESCRIPTION:** The Northeast Quarter (NE $\frac{1}{4}$) of Section Thirty-Four (34), Township Six (6) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska, EXCEPT Tax Lots One through Five (1-5). [46.57 tax-assessed acres, 45.4569 surveyed acres].
- COMMENTS:** This is a productive, gravity-irrigated farm with an exceptional location.
- NATURAL RESOURCE DISTRICT:** This farm is located in the Little Blue Natural Resource District, and is not subject to any pumping restrictions.
- LIST PRICE:** **\$320,000.00**
- 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-016693
Well Depth: 181 feet
Pumping Level: 83 feet
Gallons/Minute: 750 gpm
Gearhead: Amarillo 1:1, 50 hp

Completion Date: 5/1/1956
Static Water Level: 75 feet
Column: 8 inches
Pump: Western Land Roller
Flowmeter: Micrometer

**PROPERTY
DESCRIPTION:**

Not often does a farm of this quality and size come up for sale. This would be a great purchase for a beginning farmer, or a nice-sized addition to an existing portfolio.

SOILS:

Primarily Hastings silt loam, with slopes ranging from 0-1%.

**REAL ESTATE
TAXES:**

2017 Real Estate Tax - \$2,963.42

LEASE:

This farm offers immediate possession upon closing.

**FARM SERVICE AGENCY
INFORMATION:**

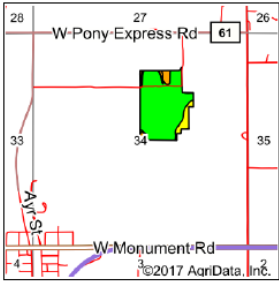
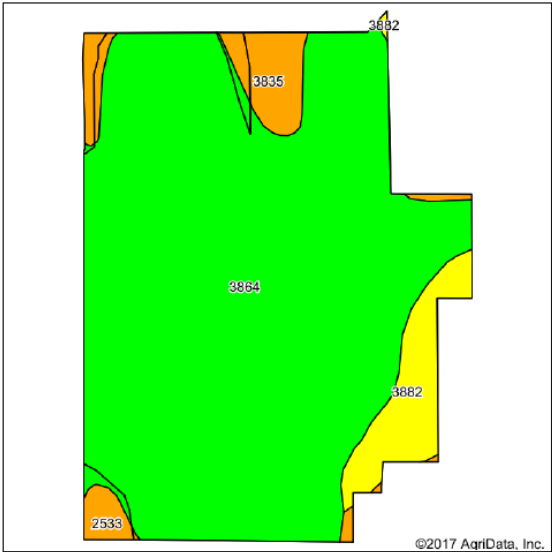
Total Farmland: 45.52 acres
Total Cropland: 43 acres

Government Base Acres: Corn—39.3
Soybeans—3.7

PLC Yields: Corn—154
Soybeans—46



Soils Map



State: **Nebraska**
County: **Adams**
Location: **34-6N-10W**
Township: **Ayr**
Acres: **44.46**
Date: **1/15/2018**

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Map Provided by: **surety**
CUSTOMIZED ONLINE MAPS
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Soils data provided by USDA and NRCS.

Area Symbol: NE001, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
3864	Hastings silt loam, 0 to 1 percent slopes	38.60	86.8%		Iw	
3882	Holder silt loam, 3 to 7 percent slopes	2.88	6.5%		Illie	
3835	Geary silt loam, 11 to 30 percent slopes	2.29	5.2%		Vlie	
2533	Coly silt loam, 11 to 30 percent slopes	0.69	1.6%		Vlie	

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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