

LAND FOR SALE

RAUN FARM KEARNEY COUNTY PARCEL #1



Location: Located in southeast Kearney County, approximately 9 miles south and 8 1/2 miles east of Minden, NE. (Located on the corner of B Road and 41 Road)

Legal Description: NE1/4 Section 33-T5N-R13W of the 6th P.M., Kearney County, Nebraska.

Property Description: Kearney County Assessor indicates a total of 156.94 acres. Farm consists of a pivot irrigated quarter with gravity irrigated and dry crop corners.

Farm Service Agency Information:

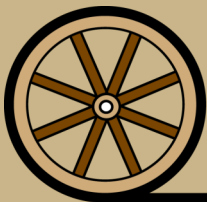
Total Cropland - 152.86 acres
Government Base Acres - Wheat 4.90 ac with PLC yield of 38 bu/ac
Corn 145.20 ac with PLC yield of 191 bu/ac
Grain Sorghum 2.80 ac with PLC yield of 90 bu/ac
All cropland is considered non-highly erodible by the NRCS.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

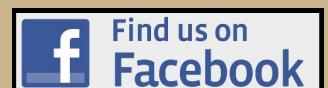
Offered Exclusively By:



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

KEARNEY OFFICE
P O Box 1390
2418 Hwy 30 E
Kearney, NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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.



**Irrigation
Information:**

Well Registration G08000
Completion Date 12/01/1993 at 800 gpm
Well Depth 230'
Static Water Level 140'
Pumping Level 170'
Column 8"
Pump - Layne Bowler
Gearhead - Amarillo
Pivot - 7 tower T&L, equipped with drop nozzles
(power is provided by a tenant owned natural gas engine)

Natural Resource

District Info:

Farm is located in the Tri-Basin Natural Resource District and has a total of 153.01 certified irrigated acres.

Soils:

Soils consist primarily of Class I and II Holdrege, Detroit and Butler silt loams, with slopes of 0-3%.

Taxes:

2017 Real Estate Tax - \$9,667.26

List Price:

\$1,215,000 CASH

Lease:

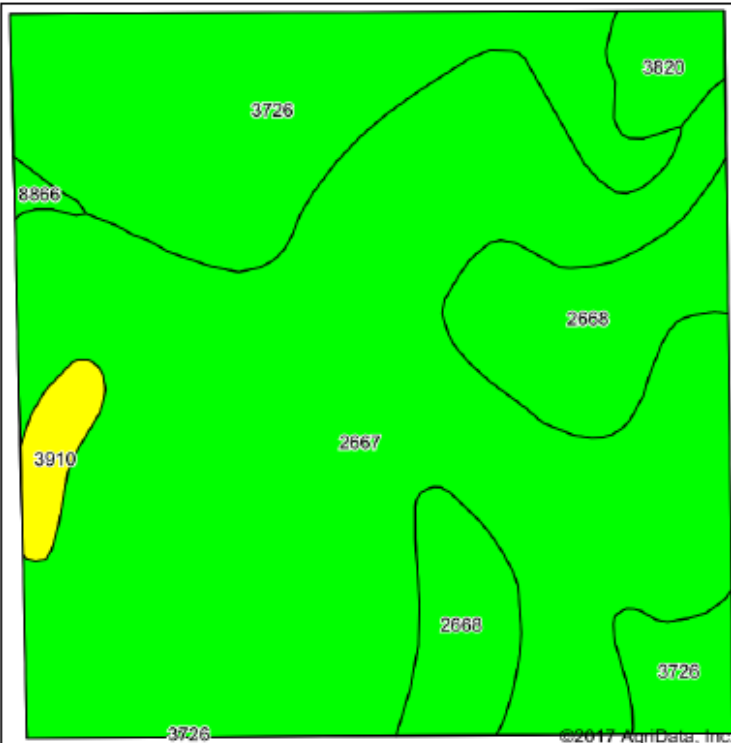
Farm sells subject to a 2018 farm lease which terminates February 28, 2019.

Comments:

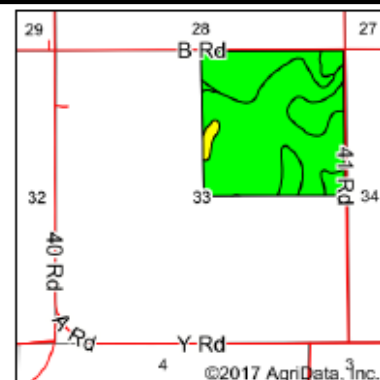
This is a well-maintained productive pivot quarter located in a strong farming community.



Well Site & Pivot Point



Soils data provided by USDA and NRCS.



State: Nebraska
 County: Kearney
 Location: 33-5N-13W
 Township: Grant
 Acres: 152.86
 Date: 1/25/2018

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

Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2017 www.AgriDataInc.com



Area Symbol: NE099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
2667	Holdrege silt loam, 0 to 1 percent slopes	94.37	61.7%		Ile	Iw	74
3726	Detroit silt loam, 0 to 1 percent slopes	33.05	21.6%		Iic	Iw	69
2668	Holdrege silt loam, 1 to 3 percent slopes	18.33	12.0%		Ile	Ile	73
3820	Butler silt loam, 0 to 1 percent slopes	3.68	2.4%		Iiw	Iiw	66
3910	Scott silt loam, frequently ponded	2.82	1.8%		IVw		19
8866	Hord silt loam, 0 to 1 percent slopes, warm	0.61	0.4%		Iic	Iw	
Weighted Average							71.3

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

