

LAND FOR SALE

RAUN FARM - PARCEL #1 KEARNEY COUNTY

Parcel #1

Location: Located in southeast Kearney County, approximately 9 miles south and 8 miles east of Minden, NE. (located on the corner of paved 40 Road and graveled B Road)

Legal Description: NW1/4 Section 33-T5N-R13W of the 6th P.M., Kearney County, Nebraska

Property Description: Kearney County Assessor indicates a total of 161.87 acres. Farm consists of pivot and gravity irrigated cropland with dry crop, a tree shelter belt, and building improvements that include cattle feeding facilities.

Building Improvements: 3,840 sq.ft. machine shed with heated shop; 3,072 sq.ft. barn; 5,000 bu storage bin; 396 sq.ft. storage building; Truck scale; Feedmill equipped with Henke roller mill; 110 ft. grain leg; and 61,000 bushels grain storage; 5,400 sq.ft. concrete silo; Cattle shipping/receiving and working facility, and five cattle pens with a total of 690 feet of concrete fence line bunk. Domestic and livestock water is provided by a well equipped with an electric submersible pump.
(NOTE: Slant wall machine shed does not sell with property)

Farm Service Agency Info: Approximately 131.5 acres cropland, which has approximately a 99% corn base with a PLC yield of 183 bu/acre.

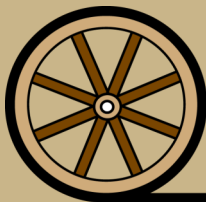
Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com

Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

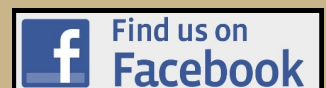
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**Irrigation
Information:**

Well Registration A005283 Completion Date 4/23/1953
GPM 3,000 Pump Layne Bowler
Gearhead Randolph 80 hp
3,900 feet of 8 inch gated aluminum irrigation pipe
(well is powered by a tenant owned natural gas engine, and water is distributed by gravity and a reversing tenant owned pivot irrigation system. The pivot and power unit does not sell with property)

Farm is located in the Tri-Basin Natural Resource District and has a total of 129.53 certified irrigated acres.

Soils:

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

RE Taxes:

2018 Real Estate Tax - \$9,165.32

List Price:

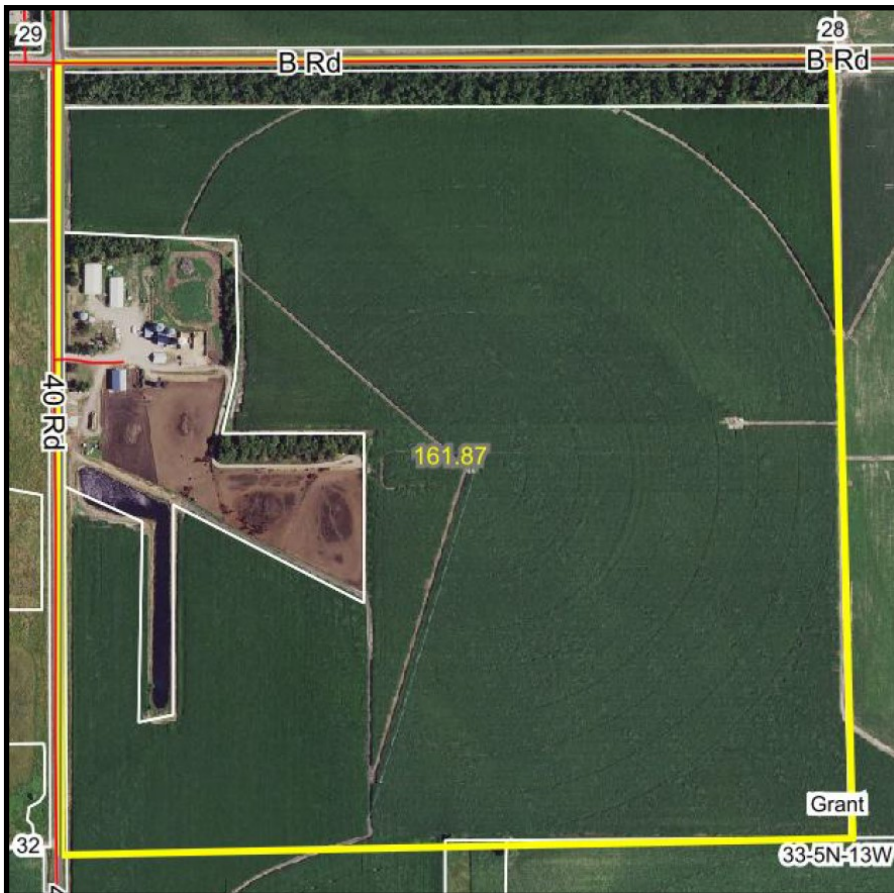
\$995,000.00 **Cash**

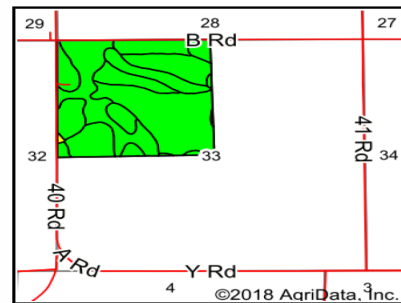
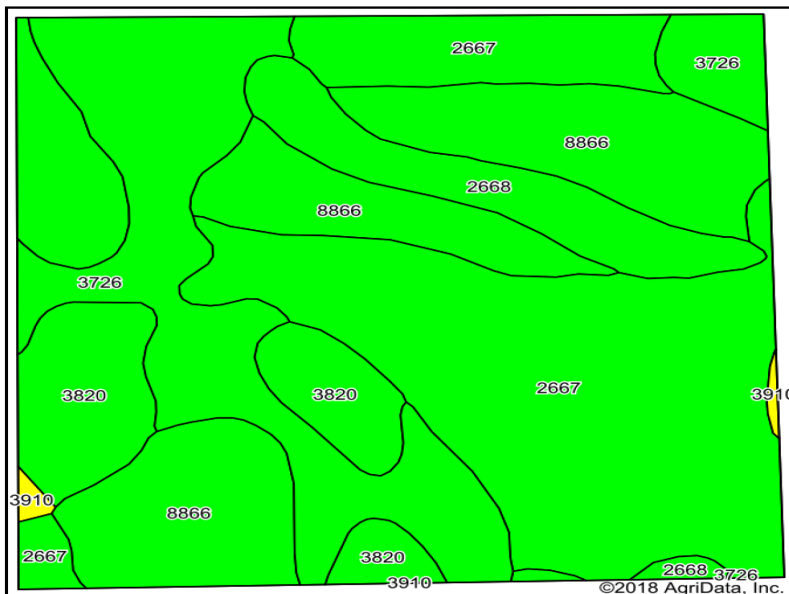
Lease:

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

Comments:

This is a well maintained, productive farm located in a strong farming community.





State: **Nebraska**
 County: **Kearney**
 Location: **33-5N-13W**
 Township: **Grant**
 Acres: **161.87**
 Date: **2/28/2018**



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Maps Provided By:

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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	63.48	39.2%		Ile	Iw	74
8866	Hord silt loam, 0 to 1 percent slopes, warm	35.93	22.2%		Ilc	Iw	
3726	Detroit silt loam, 0 to 1 percent slopes	34.33	21.2%		Ile	Iw	69
3820	Butler silt loam, 0 to 1 percent slopes	15.66	9.7%		Ilw	Ilw	66
2668	Holdrege silt loam, 1 to 3 percent slopes	11.77	7.3%		Ile	Ile	73
3910	Scott silt loam, frequently ponded	0.70	0.4%		IVw		19
Weighted Average							55.4



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LAND FOR SALE

RAUN FARM - PARCEL #2 KEARNEY COUNTY



Location:

Located in southeast Kearney County, approximately 9 1/2 miles south and 8 miles east of Minden, NE. (located on the corner of paved 40 Road and A Road)

Legal

Description:

W1/2 SW1/4 Section 33-T5N-R13W of the 6th P.M., Kearney County, Nebraska.

Property

Description:

Kearney County Assessor indicates a total of 76.65 acres. Farm consists of pivot irrigated cropland with a gravity irrigated corner.

Farm Service

Agency Info:

Approximately 76.65 acres cropland, which has approximately a 99% corn base with a PLC yield of 183 bu/acre

Irrigation

Information:

Well Registration A005282 Completion Date - 5/31/1977 at 800 gpm
Well Depth - 240' Static Water Level - 150' Pumping Level - 170' Column - 9"
Pump - Worthington Gearhead - Randolph 100 hp
1,800 feet of 8 inch gated aluminum irrigation pipe
(well is powered by a tenant owned natural gas engine, and water is distributed by gravity and a reversing tenant owned pivot irrigation system. The pivot and power unit does not sell with property)

Farm is located in the Tri-Basin Natural Resource District and has a total of 74.58 certified irrigated acres.

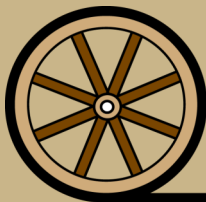
Contact:

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Listing Agent

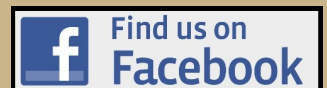
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Soils:

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

RE Taxes:

2018 Real Estate Tax - \$4,551.08

List Price:

\$580,000.00

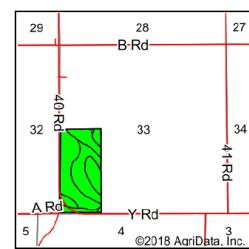
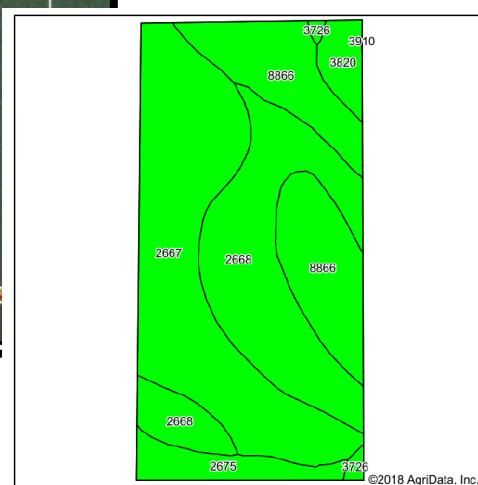
Cash

Lease:

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

Comments:

This is a well maintained, productive farm located in a strong farming community.



State: **Nebraska**
County: **Kearney**
Location: **33-5N-13W**
Township: **Grant**
Acres: **76.65**
Date: **2/28/2018**

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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	29.03	37.9%		Ile	Iw	74
2668	Holdrege silt loam, 1 to 3 percent slopes	23.07	30.1%		Ile	Ile	73
8866	Hord silt loam, 0 to 1 percent slopes, warm	17.36	22.6%		Ile	Iw	
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	4.08	5.3%		Ile	Ile	
3820	Butler silt loam, 0 to 1 percent slopes	2.53	3.3%		Iw	Iw	66
3726	Detroit silt loam, 0 to 1 percent slopes	0.58	0.8%		Ile	Iw	69
Weighted Average							52.7



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LAND FOR SALE

RAUN FARM - PARCEL #3 KEARNEY COUNTY



Parcel #3

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:

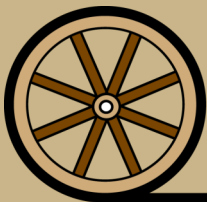
- Total Cropland - 152.86 acres
- Government Base Acres - Wheat 4.90 ac with PLC yield of 38 bu/ac
- Corn 145.20 ac with PLC yield of 191 bu/ac
- Grain Sorghum 2.80 ac with PLC yield of 90 bu/ac
- All cropland is considered non-highly erodible by the NRCS.

Contact: Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
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Bart Woodward
Listing Agent

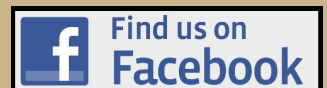
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**Irrigation
Information:**

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:

2018 Real Estate Tax - \$9,292.78

List Price:

\$1,215,000 CASH

Lease:

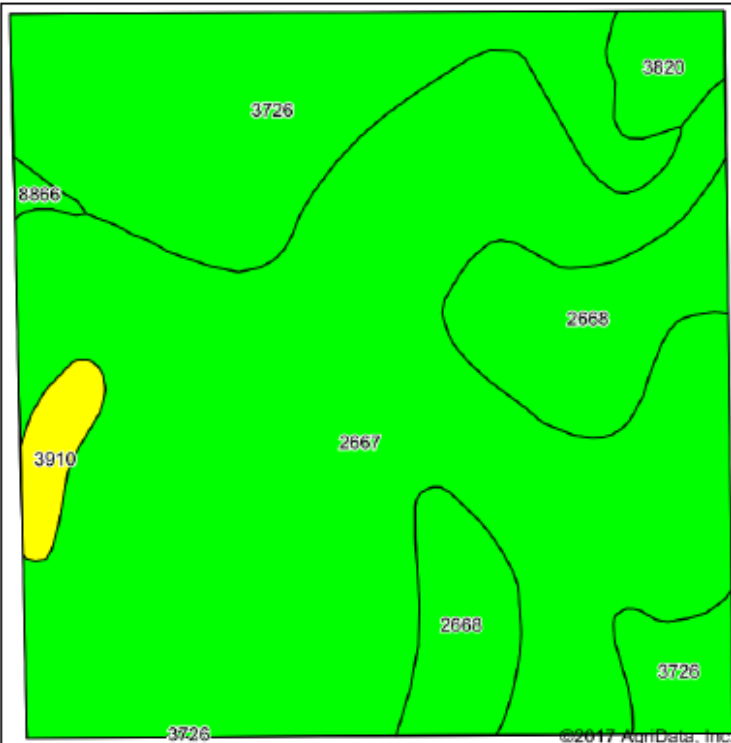
Farm sells subject to a 2018 farm lease which terminates February 28, 2019.

Comments:

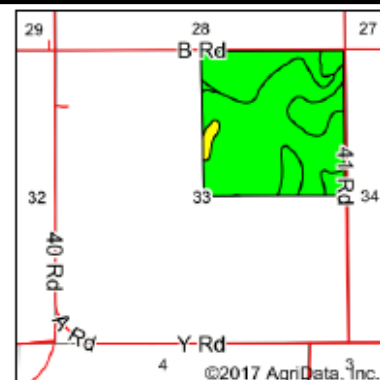
This is a well-maintained productive pivot quarter located in a strong farming community.



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

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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

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LAND FOR SALE

RAUN FARM - PARCEL #4 KEARNEY COUNTY



Parcel #4

Location:

Located in southeast Kearney County, approximately 10 miles south and 8 miles east of Minden, NE. (Located on the corner of paved 40 Road and minimum maintenance A Road)

Legal

Description:

SE1/4 Section 32-T5N-R13W of the 6th P.M., Kearney County, Nebraska.

Property

Description:

Kearney County Assessor indicates a total of 159.12 acres. Farm consists of pivot and gravity irrigated cropland with dry crop and hardland pasture.

Farm Service Agency

Information:

Total Cropland - 98.86 acres

Government Base Acres - Corn 98.90 ac with PLC yield of 191 bu/ac

All cropland is considered non-highly erodible by the NRCS.

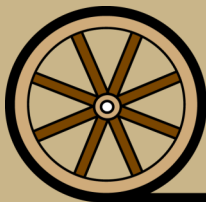
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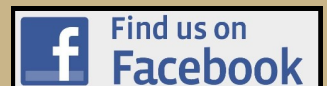
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**Irrigation
Information:**

Well Registration G029857
Completion Date 06/03/1968 at 1,500 gpm
Well Depth 237'
Static Water Level 137'
Pumping Level 200'
Column 10"
Pump - Layne Bowler
Gearhead - Randolph, 80hp
1,080' of 8" gated aluminum irrigation pipe, 960' of 10" gated aluminum irrigation pipe
(Power is provided by a tenant owned natural gas engine and water is distributed by gravity and a tenant owned reversing pivot irrigation system. The pivot and power unit does not sell with property.)

Natural Resource

District Info: Farm is located in the Tri-Basin Natural Resource District and has a total of 100.81 certified irrigated acres.

**Livestock
Water:** Provided by two dams.

Soils: Cropland soils consist primarily of Class I and II Holdrege silt loams with slopes of 0-3% while pasture soils consist of Coly, Uly and Holdrege silt loams, with slopes of 0-30%.

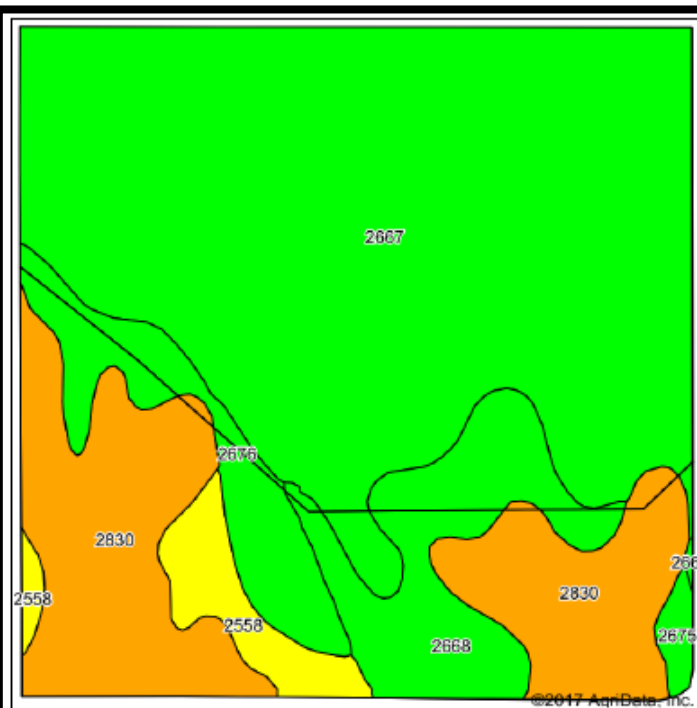
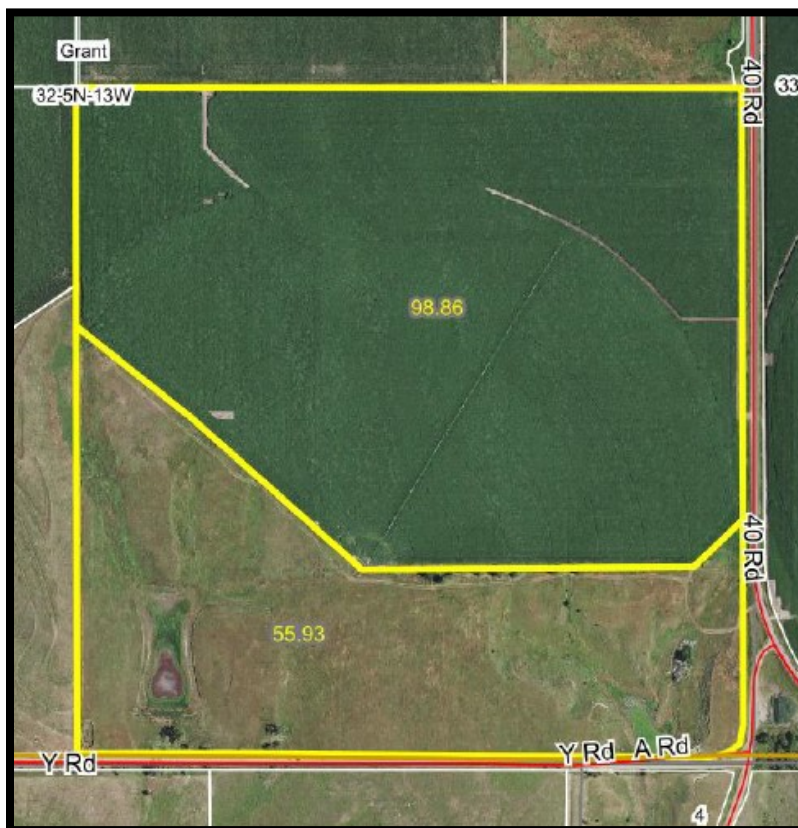
Taxes: 2018 Real Estate Tax - \$6,826.84

List Price: \$780,000 CASH

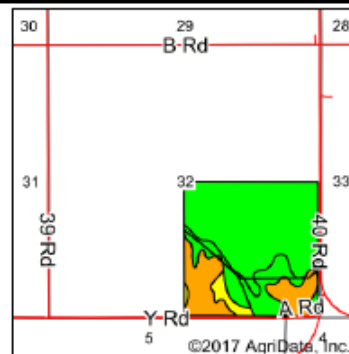
Lease: Farm sells subject to a 2018 farm land lease which terminates February 28, 2019.

Comments: This is a well-maintained productive farm located in a strong farming community. Seller will consider selling pasture separately.





Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Kearney**
 Location: **32-5N-13W**
 Township: **Grant**
 Acres: **154.79**
 Date: **1/25/2018**



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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	92.36	59.7%		Ile	Iw	74
2830	Uly-Coly silt loams, 11 to 30 percent slopes	31.02	20.0%		Vle		48
2668	Holdrege silt loam, 1 to 3 percent slopes	14.42	9.3%		Ile	Ile	73
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	9.97	6.4%		IIle	IIle	
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	5.86	3.8%		IVe	IVe	57
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	1.16	0.7%		IIle	IIle	

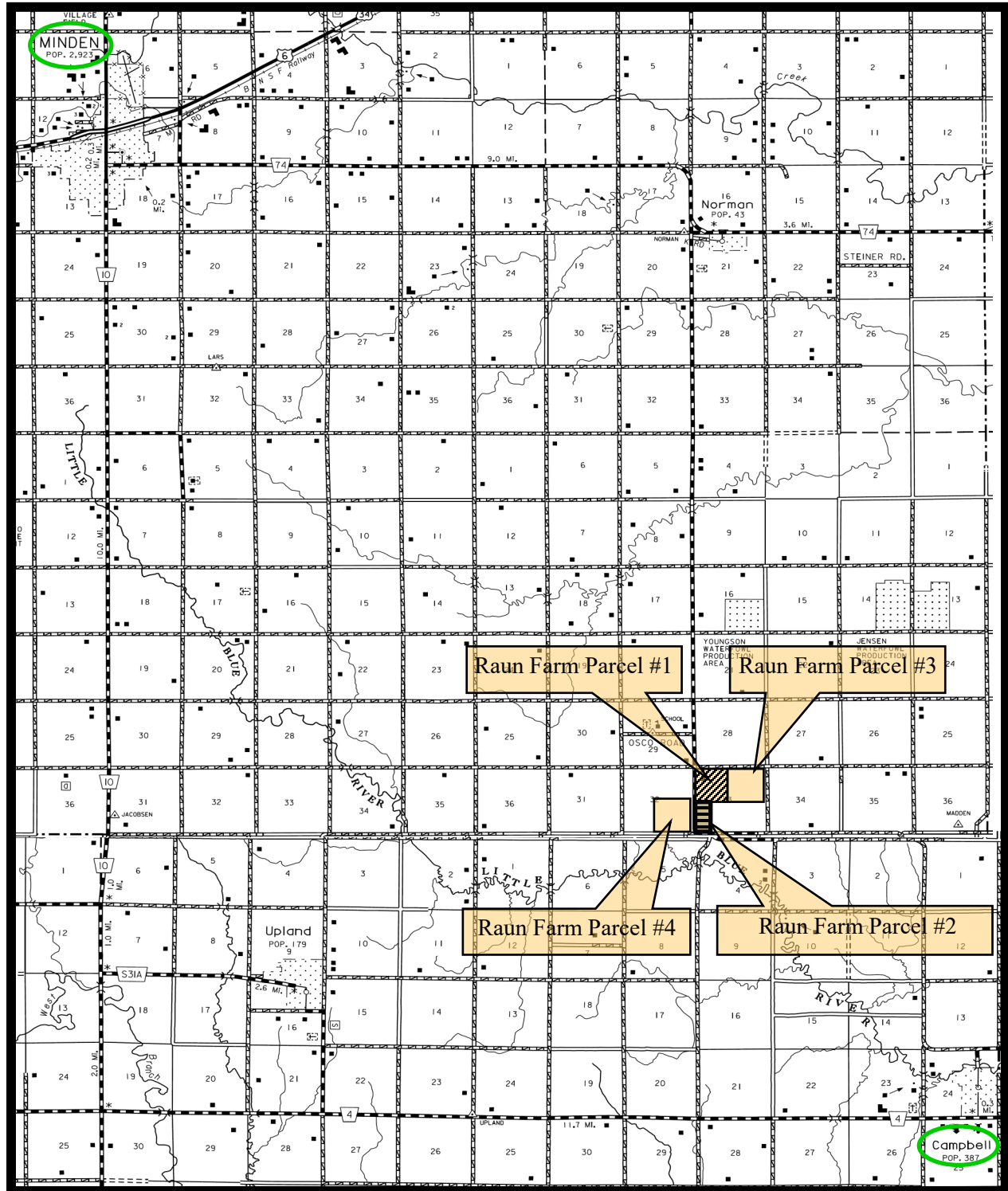
Weighted Average

62.7



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RAUN PROPERTIES LOCATION MAP



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RAUN PROPERTIES PLAT MAP

