

LAND FOR SALE

ECKHARDT HOLSTEIN PIVOTS



Location:

From Holstein, 1 mile west to Constitution Avenue, then 2 miles south on Constitution, then ¼ mile west on Old Sod Road in southwestern Adams County, Nebraska.

Legal Description:

The East Half (E ½) of Section Five (5) in Township Five (5) North, Range Twelve (12) West of the 6th P.M., in Adams County, Nebraska [320 tax-assessed acres].

Comments:

Well-managed farm with abundant water, productive soils, and solid equipment. Two 9,000 bushel grain bins with aerations fans included, and good gravel road access to the east and south sides of the farm.

Taxes:

2018 Taxes—\$18,777.02

Leases:

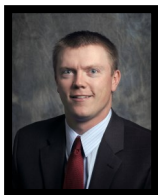
Subject to a lease for the 2019 growing season with tenant rights to store grain in bins until 4/1/20.

Price:

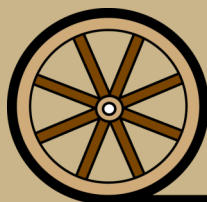
\$2,067,500.00

Contact:

Adam D. Pavelka,
Listing Agent
(402)984-7744
adam@agriaffiliates.com



Offered Exclusively By:

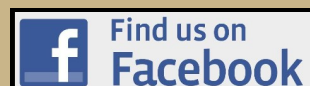


AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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, #310
Hastings, NE 68901
www.agriaffiliates.com

(402) 519-2777
Fax: (800) 680-6980



Natural**Resource District:**

Little Blue Natural Resource District [271.80 certified irrigated acres].

Soils:

Primarily Kenesaw silt loam with slopes from 0-1 %.

CRP Contract**Information:**

10.83 acres of CRP in north pivot corners with an annual payment of 105.58/acre.

Irrigation**Information:****North Well**

Well Registration: G-012951
Well Depth: 220 feet
Pumping Level: 120 feet
Gallons/Minute: 1800 gpm
Gearhead: Randolph 80hp, 6:5
Motor: JD 6-cylinder diesel
with 2,000 gallon tank

Completion Date: 4/23/1991
Static Water Level: 80 feet
Column: 10 inches
Pump: Lynn Baller
Pivot: 7-tower Valley
Generator: Lima 10 KV

South Well

Well Registration: G-120859
Well Depth: 220 feet
Pumping Level: 100 feet
Gallons/Minute: 800 gpm
Gearhead: Amarillo 100hp, 6:5
Motor: JD 4-cylinder diesel
with 1,000 gallon tank

Completion Date: 3/26/2003
Static Water Level: 82 feet
Column: 8.62 inches
Pump: Western Landroller
Pivot: 7-tower Valley
Generator: Lima 10 KV

Submersible stock well for livestock water.

Irrigation pipe and diesel in barrels is tenant-owned.

FSA Information:

Total Farmland: 312.92 acres
Government Base Acres: Wheat—5.47
Corn—223.96
Soybeans—5.47

Total Cropland: 310.89 acres
PLC Yields: Wheat—35
Corn—171
Soybeans—46





North Well



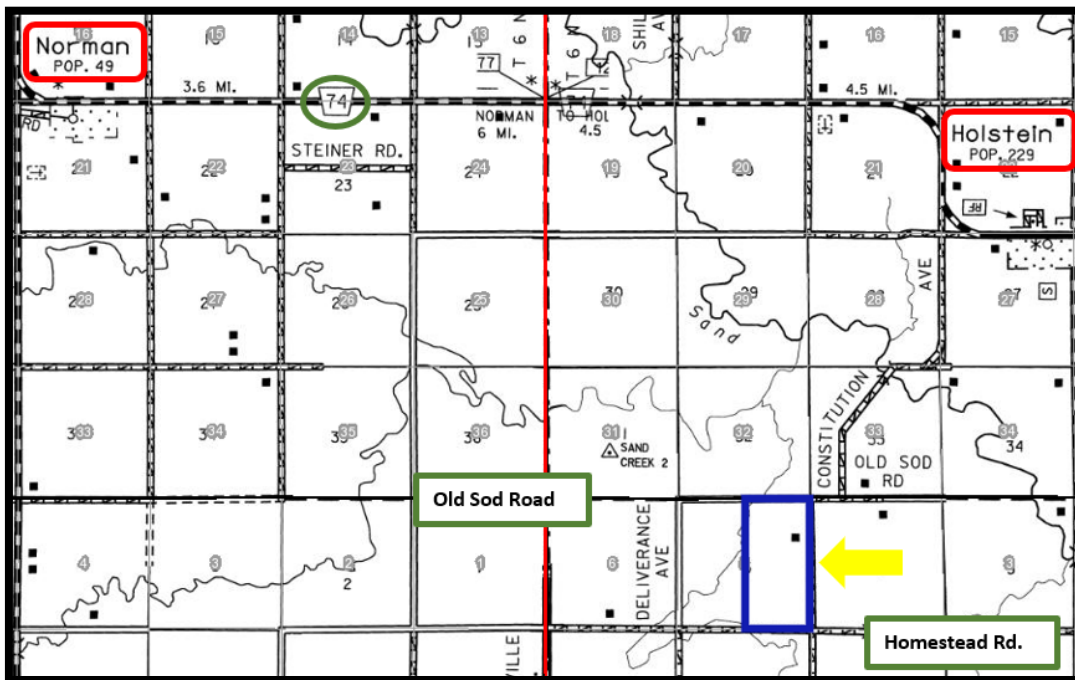
South Well



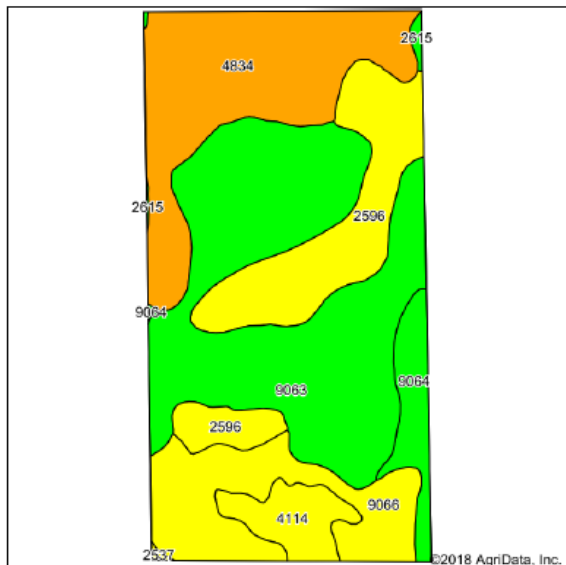
South Pivot



Submersible Stock Well



Soils Map



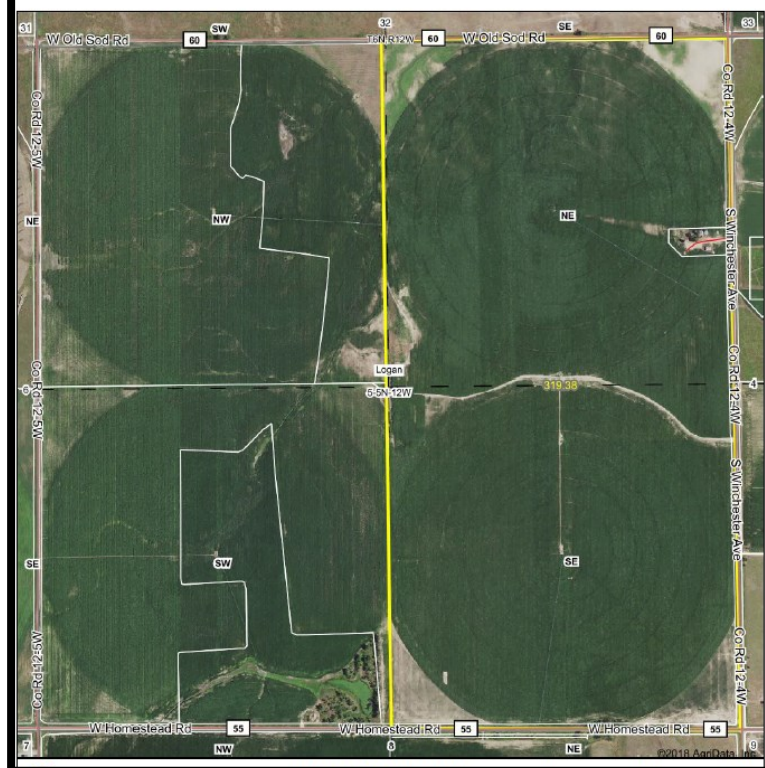
Area Symbol: NE001, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class *c	Irr Class *c	Alfalfa hay	Alfalfa hay Irrigated	Com
9063	Kenesaw silt loam, 0 to 1 percent slopes	124.16	38.9%		Ile	Ile			
4834	Valentine loamy fine sand, rolling	69.98	21.9%		Vle				
2596	Hersh fine sandy loam, 3 to 6 percent slopes	52.57	16.5%		Ille	Ille	2	4	40
9066	Kenesaw silt loam, 3 to 6 percent slopes	42.28	13.2%		Ille	Ille			
9064	Kenesaw silt loam, 1 to 3 percent slopes	14.46	4.5%		Ile	Ile			
4114	Holder silty clay loam, 7 to 11 percent slopes, severely eroded	14.29	4.5%		IVe	IVe	2		50
2615	Hersh-Kenesaw complex, undulating	1.27	0.4%		Ile	Ile	2	5	67
2537	Coly silt loam, 6 to 11 percent slopes	0.37	0.1%		IVe	IVe			
Weighted Average							0.4	0.7	5.1

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map



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