

LAND FOR SALE

FRONTIER COUNTY GRAVITY IRRIGATED FARM



2 PARCELS in FRONTIER COUNTY



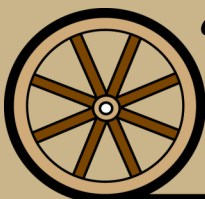
Location: Parcels are located east of Stockville, Nebraska. From Stockville, travel Hwy. 18 approximately 11 miles east, then north 1/2 mile on CR 408 to SE corner of Parcel #1. Continue north on CR 408 following appx. 2-1/2 miles to the SW corner of Parcel #2 at the intersection of CR 408 and what would be CR 739.

Comments: Very productive gravity irrigated cropland with good water. Very good County road access to both parcels.

Contact: **Brian Reynolds - Listing Agent 308-380-5734 or breynolds@agriaffiliates.com**
Mike Polk, Bruce Dodson, Chase Dodson, John Childears, Tony Eggleston,
Bart Woodward



Brian Reynolds
Listing Agent



Offered Exclusively By:

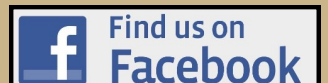
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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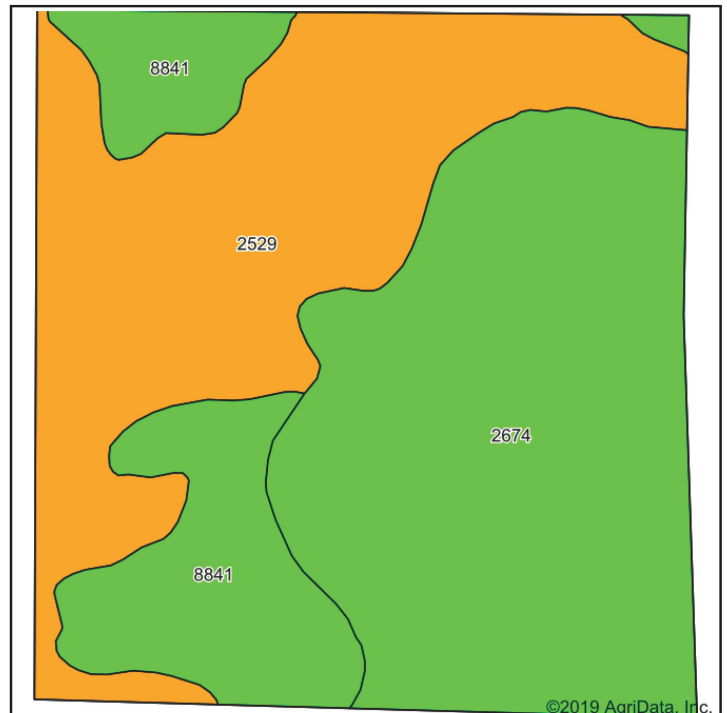
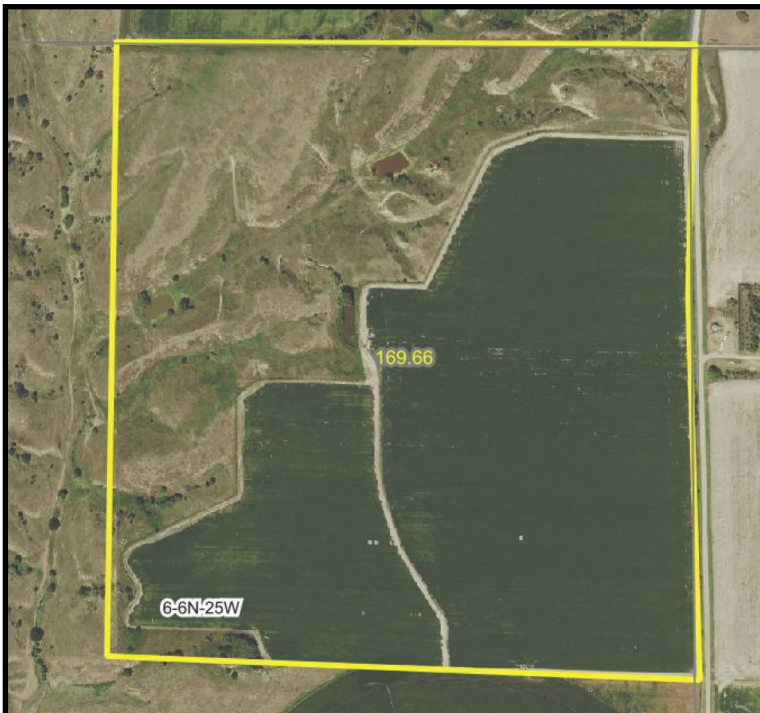
Fax (308) 534-9244



Parcel 1 - 174 Acres



- Legal Description:** NE1/4 Section 6-T6N-R25W of the 6th P.M., Frontier County, Nebraska
- Acres and Taxes:** 174.28 tax assessed acres; 2019 taxes payable in 2020 \$4,073.48
- Price:** **\$365,000**
- FSA Information:** 97.3 Acres cropland; 0.33 Ac. Wheat base @ 46 Bu. PLC yield; 96.75 Ac. Corn base @ 142 Bu. PLC yield
- Soils:** Gravity irrigated soils are 100% Class II Holdrege & Hall silt loams.
- Water:** Well Reg #G-030907; 1,160 gpm, 285' at drilling
- NRD:** 98.4 certified irrigated acres in Middle Republic NRD with 61.61" remaining in allocation.
- Irrigation Equip:** 6 cylinder Minneapolis Moline power unit, rebuilt in 2013, 110hp. Amarillo pump, irrigation pipe & surge valves included. Reuse pit with 10hp electric motor. Stockwell and pump jack for livestock water source, 2 smaller ponds.
- Possession:** Subject to Farm Lease expiring February 28, 2021



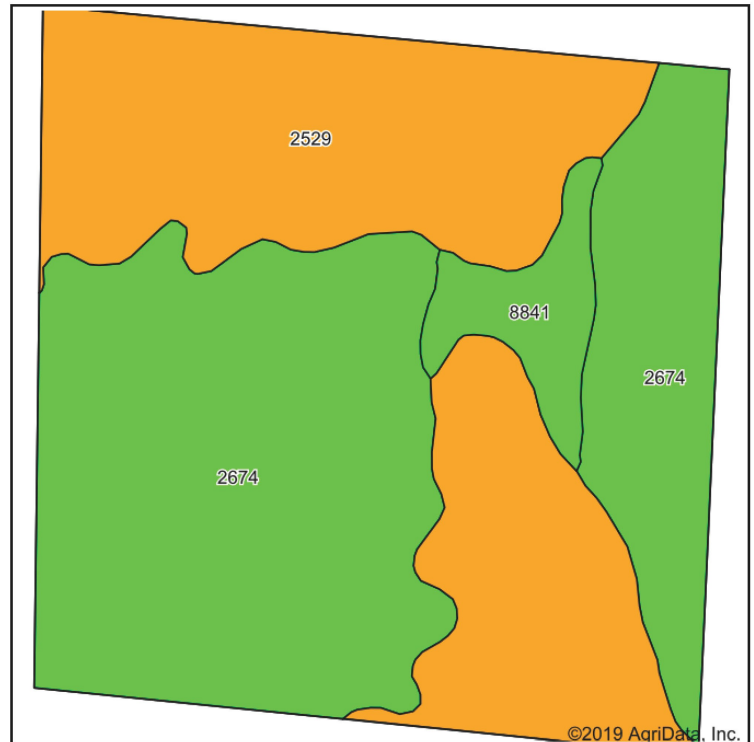
Area Symbol: NE063, Soil Area Version: 17

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Cor n	Corn Irrigated	Winter wheat
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	76.50	45.4%		Ile	Ile	2943				
2529	Coly and Uly silt loams, 11 to 30 percent slopes	62.77	37.2%		Vle		2780	34			
8841	Hall silt loam, 1 to 3 percent slopes	29.25	17.4%		Ile	Ile	2980	70	42	134	39
Weighted Average							2888.7	24.8	7.3	23.3	6.8

Parcel 2 - 160 Acres



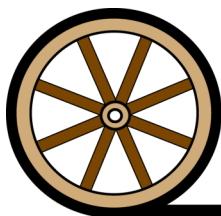
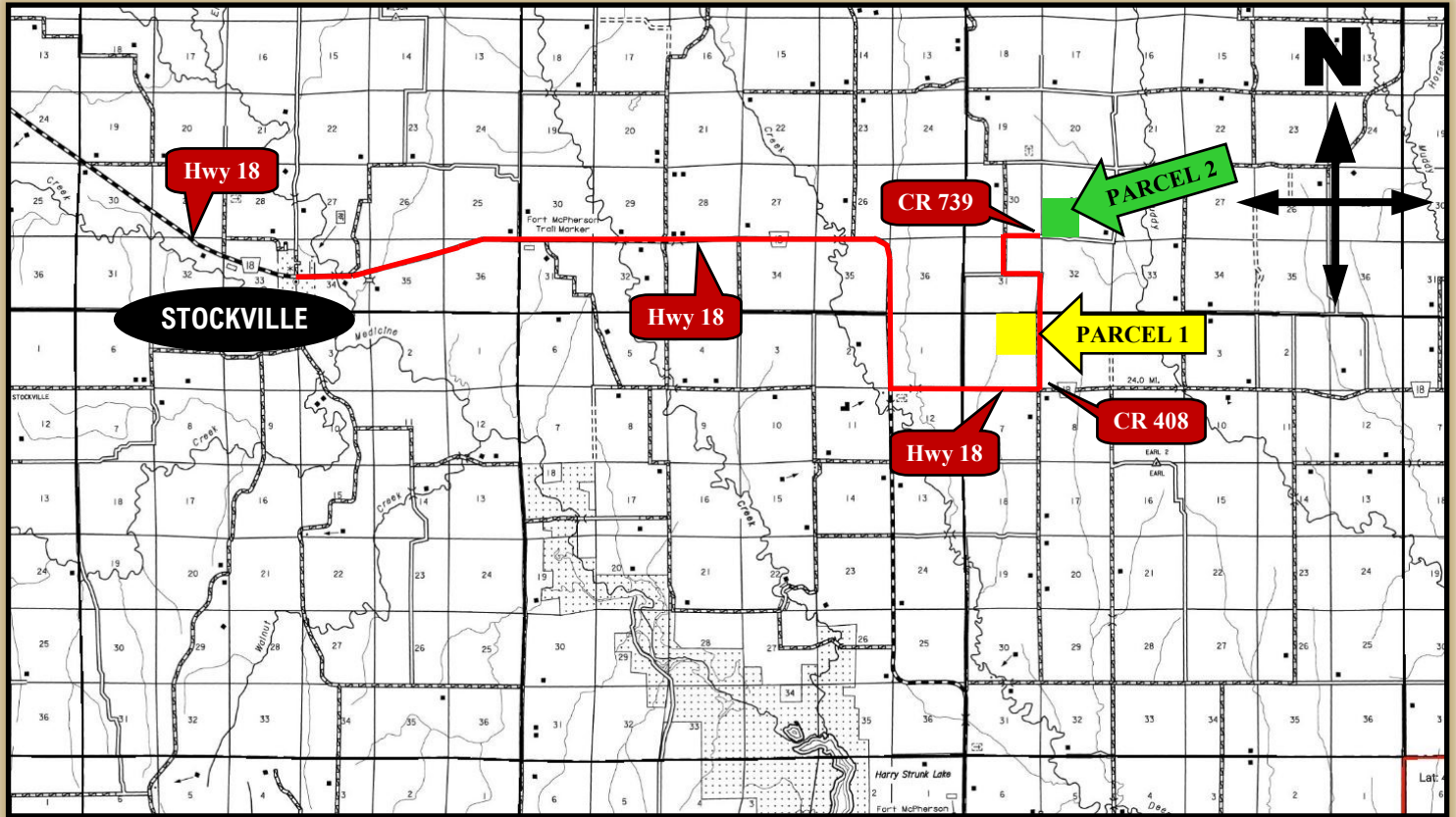
- Legal Description:** SW1/4 Section 29-T7N-R25W of the 6th P.M., Frontier County, Nebraska
- Acres and Taxes:** 160.98 tax assessed acres; 2019 taxes payable in 2020 \$2,957.02
- Price:** \$345,000
- FSA Information:** 95.6 Acres cropland; 0.32 Ac. Wheat base @ 46 Bu. PLC yield; 95.1 Ac. Corn base @ 142 Bu. PLC yield
- Soils:** Gravity irrigated soils are 100% Class II Holdredge & Hall silt loams.
- Water:** Well Reg #G-039332; 1220 gpm, 271', 234' pumping level at drilling
- NRD:** 94.1 certified irrigated acres in Middle Republic NRD with 61.61" remaining in allocation.
- Irrigation Equip:** 150 hp electric motor and Western Land Roller Pump. Irrigation pipe & surge valves included. One small pond located in the winter range pasture.
- Possession:** Subject to Farm Lease expiring February 28, 2021



Area Symbol: NE063. Soil Area Version: 17

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Cor n	Corn Irrigated	Winter wheat
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	85.83	53.4%		Ile	Ile	2943				
2529	Coly and Uly silt loams, 11 to 30 percent slopes	67.14	41.8%		Vle		2780	34			
8841	Hall silt loam, 1 to 3 percent slopes	7.84	4.9%		Ile	Ile	2980	70	42	134	39
Weighted Average							2876.7	17.6	2	6.5	1.9

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