

LAND FOR SALE

BALLENTINE PIVOT

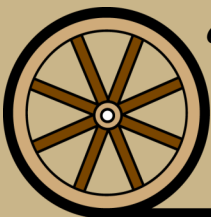


162 Acres SE of Brule in Keith County, Nebraska

- Location:** From Brule, NE; 1 mile south across I-80 to Rd. West 60; 1-1/4 mile east to Rd. West G; 3 miles south to NW corner of property.
- Legal Desc:** NW1/4 Sec. 11-T12N-R40W of the 6th P.M., Keith County, Nebraska
- Acres/Taxes:** 162.10 Tax Assessed Acres; 2021 Real Estate taxes payable in 2022 are \$5,098.20; 2021 Occupation taxes \$833.95
- Land Use:** 128 pivot irrigated acres, 26 dry cropland acres & 4 acres of grass.
- FSA Info:** 156.09 cropland acres; Corn base: 45.6 ac. at 162 bu/ac PLC yield; Wheat base: 30.8 ac. at 43 bu/ac PLC yield; Soybeans: 3.8 ac. at 13 bu/ac PLC yield.
- Soils:** Mostly Kuma Loam & Santanta Loam. 94% Class II soils.
- Water Rights:** Well Registration G-076900, new well being drilled in March 2022. 128.3 certified irrigated acres in the Twin Platte NRD.
- Equipment:** T & L pivot with Valley Electric conversion in 2019. NEMA 100HP electric motor.
- Possession:** Possession at Closing subject to existing farm lease expiring 12/31/2022.
- Price:** **\$1,000,000.00**
- Comments:** Outstanding pivot quarter with new well and newer equipment.
- Contact:** **Don Walker, Listing Agent | 308-764-7175 | donw@agriaffiliates.com**
Mike Polk, Roger Luehrs, Bruce Dodson, Chase Dodson, Jerry Weaver, Brian Reynolds



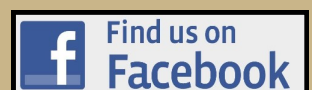
Don Walker
Listing Agent

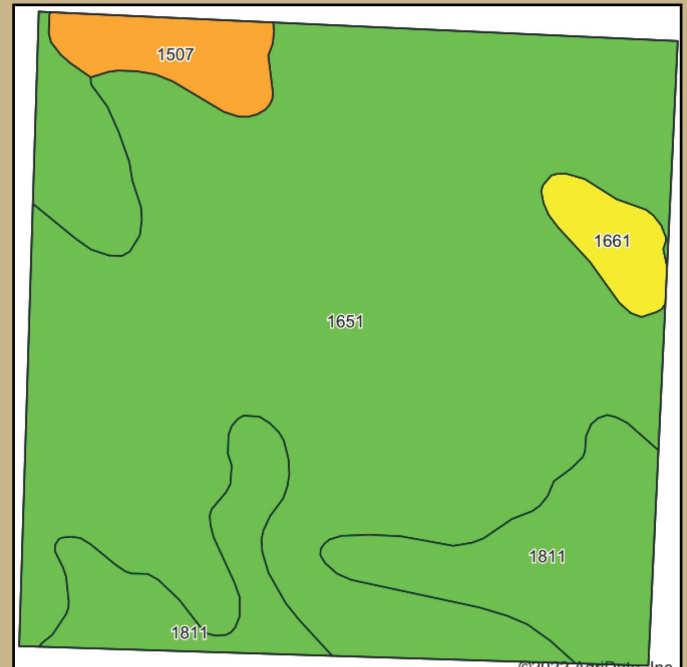
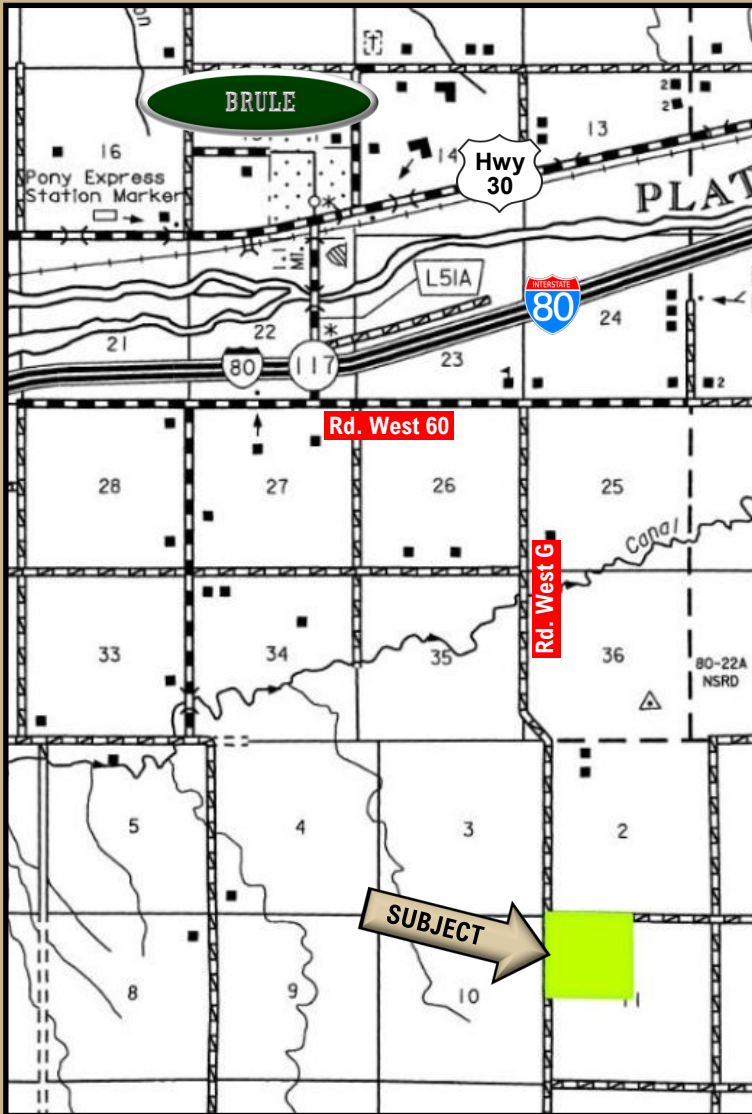


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Area Symbol: NE101, Soil Area Version: 21										
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	Corn Irrigated Bu	Winter wheat Bu	Winter wheat Irrigated Bu
1651	Kuma loam, 1 to 3 percent slopes	119.42	74.1%		Ile	Ile	1711	140	39	
1811	Satanta loam, 1 to 3 percent slopes	31.53	19.6%		Ile	Ile	1779	177	28	65
1507	Altvan-Dix complex, 6 to 30 percent slopes	6.09	3.8%		Vle		1550			
1661	Lodgepole silt loam, frequently ponded	4.08	2.5%		IIIw	IVw	2000			
Weighted Average					2.18	1.98	1725.5	138.4	34.4	12.7

“Big Enough to Serve You; Small Enough to Know You!”