

LAND FOR SALE

NORTHERN ADAMS COUNTY PIVOT QUARTER



Location: From Northwest side of Hastings, Nebraska: 4 miles North on Highland Road to the Southeast corner of the property, or 3 miles east off US Highway 281 on 70th Street.

Legal Description: The Southeast Quarter (SE1/4) of Section Sixteen (16), Township Eight (8) North, Range Ten (10) West of the 6th P.M., Adams County, Nebraska. [160.0 tax-assessed acres].

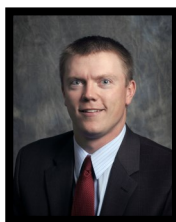
Comments: This is a productive, center-pivot-irrigated farm, with great water on good county roads. Excellent access to exceptional commodity markets and organic fertilizer sources.

Leases: Lease through the end of the 2022 growing season.

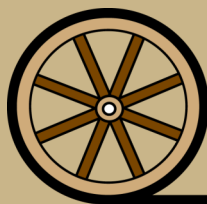
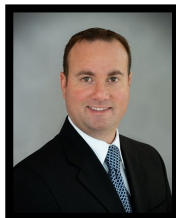
Taxes: 2021 Taxes—\$8,372.40

Price: **\$1,450,000.00**

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Offered Exclusively By:

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

HASTINGS OFFICE
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(402) 519-2777

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.



Natural

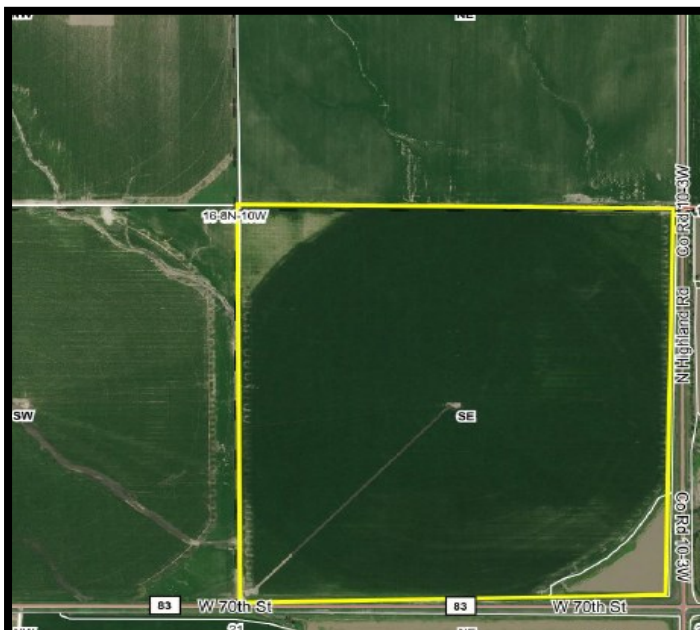
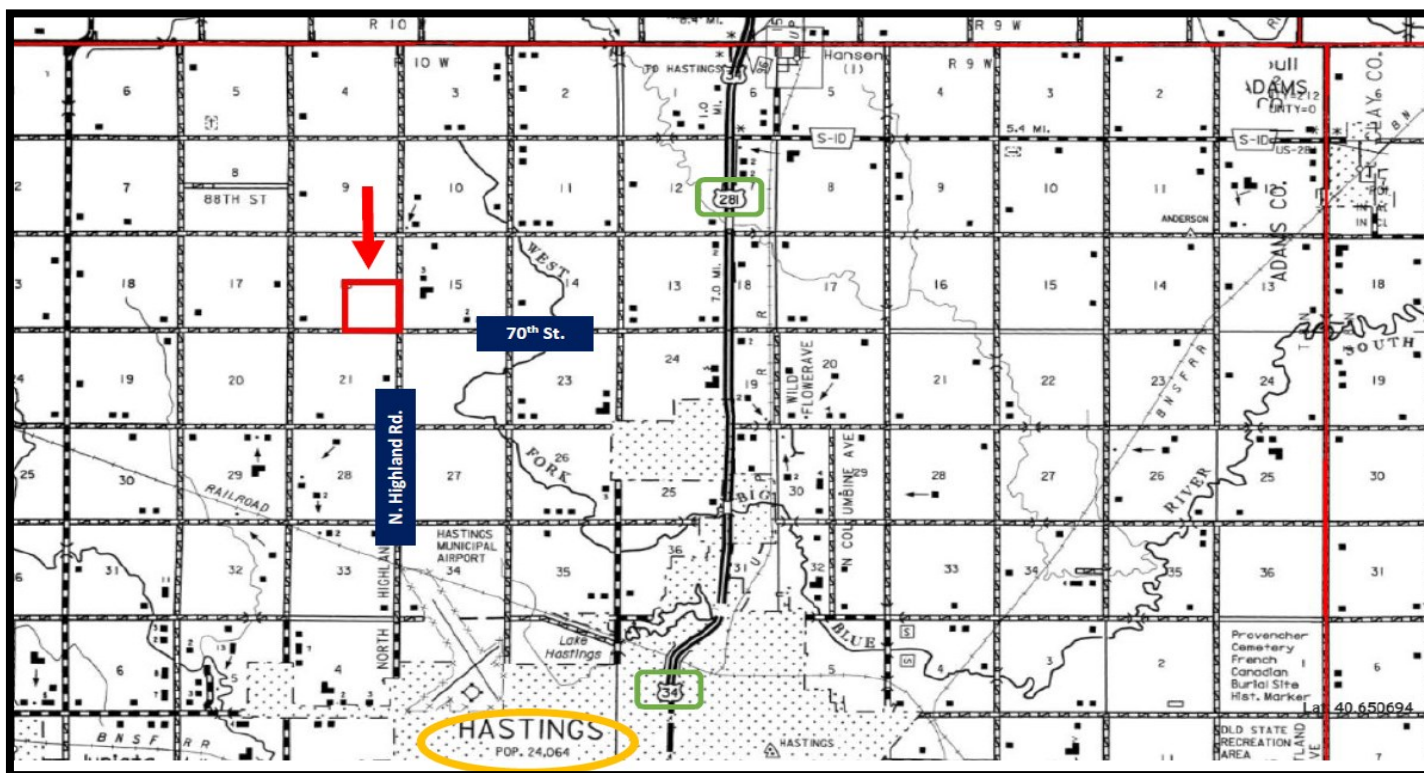
Resource District: Upper Big Blue Natural Resource District (NRD). [132.31 Certified Irrigated Acres]

Soils: Primarily Hord and Butler silt loam (Class I & II), with slopes ranging from 0-1%.

<u>FSA Information:</u>	Total Farmland:	<u>151.72 acres</u>	Total Cropland:	<u>146.41 acres</u>
	Government Base Acres:	<u>Corn—129.80</u>	PLC Yields:	<u>Corn—181</u>
		<u>Soybeans—8.70</u>		<u>Soybeans—48</u>
		<u>Wheat—2.90</u>		<u>Wheat—36</u>

Irrigation

Equipment: 2014 Valley 8-tower 8000 Center Pivot. Amarillo Gearhead (100 HP 1:1) & Western Land-roller Pump (Power Unit & generator tenant owned).



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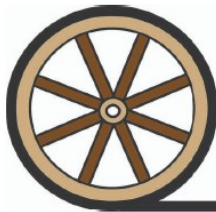


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