

LAND FOR SALE

ABOOD BERTRAND FARM

Location: 1.5 miles west of Bertrand, Nebraska on State Highway 23.

Legal

Description: Part SE1/4 N of RR ROW Section 26-T7N-R21W of the 6th P.M., Gosper County, Nebraska.

Soils: Cropland soils consist mainly of Holdrege silt loam with lesser amounts of Hall & Fillmore silt loam.

Taxes: 2007 Real Estate Taxes - \$2,959.02 on 109.51 assessed acres.

FSA Info: Gosper County Farm #2258. Total FSA cropland - 102.5 acres. Base acres:
Corn 77.2 ac w/ a DCP pmt yield of 133 bu/acre.
Grain Sorgh. 0.1 ac w/ a DCP pmt yield of 85 bu/acre.
Soybeans 23.3 ac w/ a DCP pmt yield of 51 bu/acre.



<u>Well Info:</u>	Well Registration #	G-024329	Pumping Level	225 ft
	Completion Date	07/03/1965	Column Diameter	8"
	Gallons / Minute	1,100	Pump	Western Land Roller
	Well Depth	255 ft	Gearhead	90 HP US Motors
	Static Water Level	180 ft		

The property has 103.0 acres certified as irrigated with the Tri Basin Natural Resources District.

Irrigation

Equipment: Chevy 454 Natural Gas Irrigation Engine
2,790 ft of 8 & 10 inch aluminum gated irrigation pipe
Canal pump w/ electric motor

Surface

Water: Water for irrigation also provided by 103 acres of surface water rights through Central Nebraska Public Power and Irrigation District.

Grain

Storage: Two (2) 10,000 bushel storage bins w/ aeration floors and one (1) 14,000 bushel drying bin w/ dump-pit auger.

Comments: A good quality irrigated farm with excellent production history.

List Price: \$300,000.00

Contact: Bryan Danburg - (308) 380-3488
bryan@agriaffiliates.com

Bart Woodward - (308) 234-4969
agriky@charter.net

Kent Richter - (308) 627-6465
kent@agriaffiliates.com

Alan McClure - (308) 785-8002



Offered Exclusively By:

AGRI AFFILIATES, INC.

... Providing Farm - Ranch Real Estate Services. . .

Management · Sales · Auctions · Appraisals

KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Telecopier (308) 236-9776

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Buyers should verify all information, including items of income and expenses.