

# LAND FOR SALE

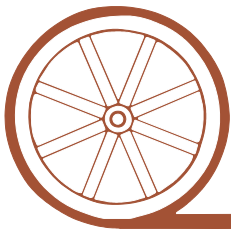


ANDREW  
PIVOTS  
**SOLD**

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- Location:** From Henry, Nebraska - 1 mile east and 4 miles north on the Henry Rd. to S-E Rd., 1 mile east to S-4 Rd., 1/4 mile south on east side.
- Legal Description:** SW1/4, S1/2NW1/4 Section 13 - T24N - R58W of the 6th P.M., Sioux County, Nebraska
- Acres:** 240 tax assessed acres.
- Taxes:** \$3,252.30 for 2009.
- Land Use:** Approximately 195 pivot irrigated acres planted to alfalfa, with the balance in grass.
- FSA Info:** 236.2 cropland acres. Corn base is 166.5 acres at 82 bushels direct yield. Farm #1482 - 9.
- Soils:** 81.5% Class IV Scoville fine sand and 18.5% Class IV Valent fine sand.
- Water & Equipment:** There are 95.5 acres of surface water rights with Pathfinder Irrigation District and 133.4 certified irrigated well acres. The north 80 acres has a 2000 Valley 7 tower Center Pivot with a 30 HP Turbine Pump using Pathfinder surface water. The south 160 acres has a Valley 8 tower Center Pivot with a 75 HP Sargent Turbine Pump and Nebraska Well #G-144659 pumping 1,000 gpm.
- Price:** \$420,000
- Comments:** This farm has an abundance of water to raise excellent alfalfa and corn.
- Contact:** Jerry Sloan Listing Agent—308-631-5520—[jsloan@agriaffiliates.com](mailto:jsloan@agriaffiliates.com)  
Roger Luehrs—308-631-2506, Mike Polk, Loren Johnson, Bruce Dodson, Jerry Weaver, Duane McClain at 308-534-9240.

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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

**GERING OFFICE**

P.O. Box 512  
1915 10th Street  
Gering, NE 69341  
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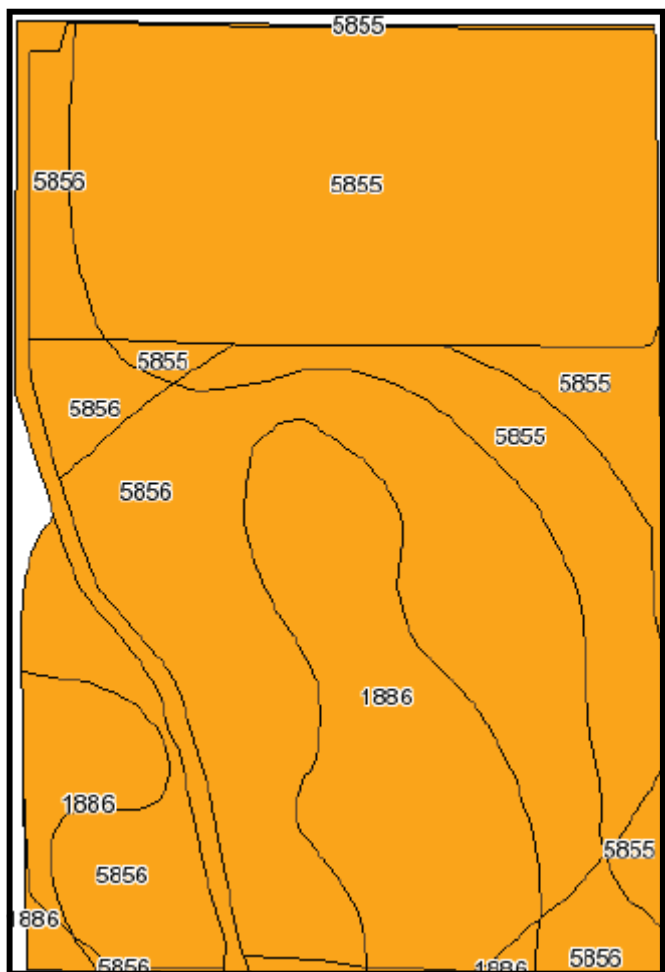
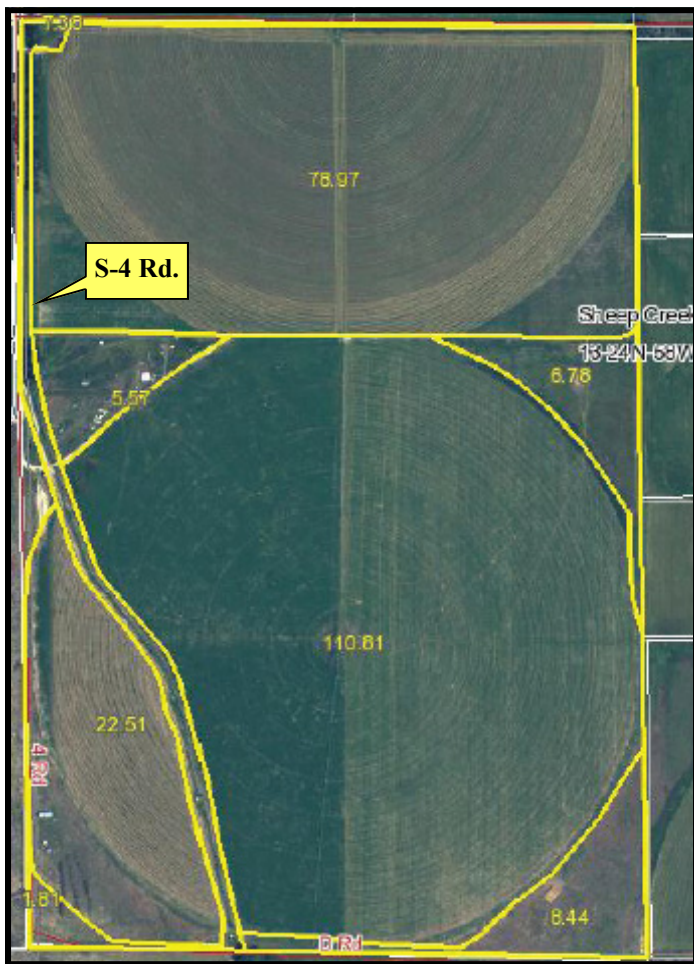
**(308) 633-5505**

Fax (308) 633-5507

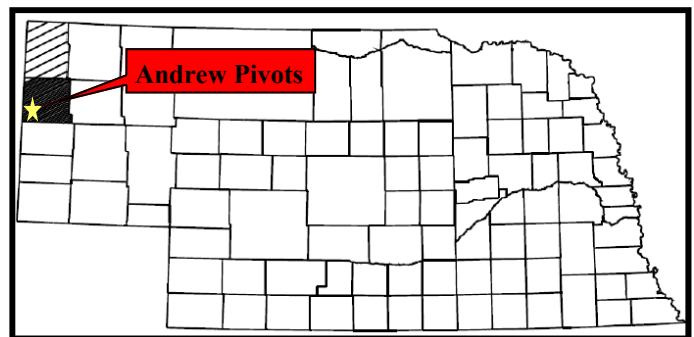
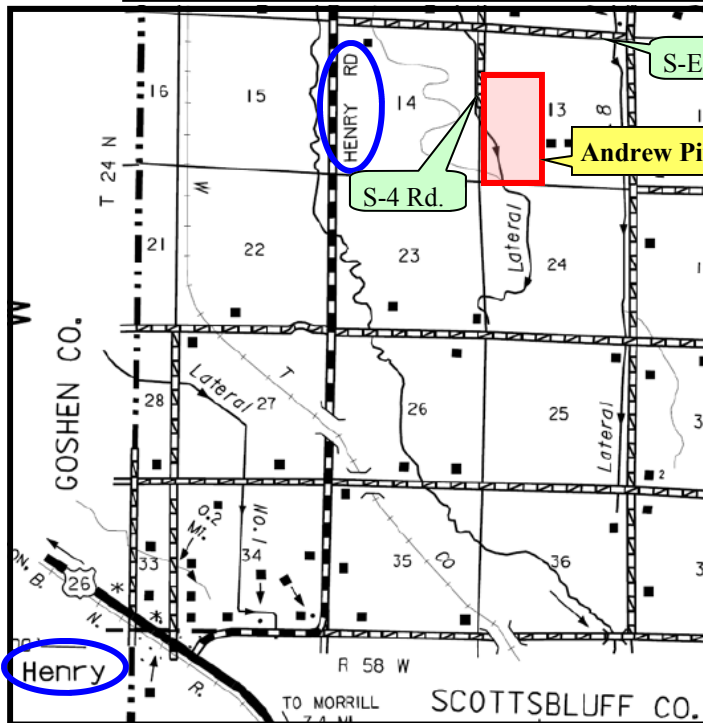
**NORTH PLATTE OFFICE**

(308) 534-9240

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG
5855	Scoville fine sand, 0 to 1 percent slopes	103.4	42.7%		V1e	IVe	35
5856	Scoville fine sand, 1 to 3 percent slopes	94	38.8%		V1e	IVe	34
1886	Valent fine sand, 3 to 9 percent slopes	44.9	18.5%		V1e	IVe	21
<b>Weighted Average</b>							<b>32</b>



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