

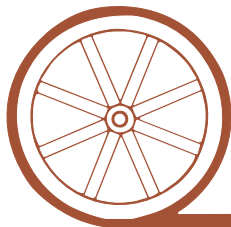
LAND FOR SALE

Box Butte County Combo



- Location:** 19 miles southwest of Alliance, Nebraska, just off of Thomas Road.
- Legal Description:** E1/2E1/2, S1/2SW1/4, SW1/4SE1/4 Section 25; SW1/4, W1/2SE1/4, NE1/4, SE1/4SE1/4 Section 26; E1/2SE1/4 Section 27; E1/2NE1/4 Section 34; E1/2, E1/2W1/2, W1/2NW1/4 Section 35 all in T24N-R51W of the 6th P.M., Box Butte County, Nebraska.
- School Lease:** All Section 36-T24N-R51W with current lease running through December 2012. Lease is \$3,616 per year.
- Acres & Taxes:** 1,440 tax assessed deeded acres with 2010 taxes payable in 2011 - \$5,769.00
- Land Use:** Pasture has been utilized for summer grazing with a couple of small pastures close to the pivot for calving.
- Irrigation:** NE Well Registration #'s G-081345 (550 GPM from 44'; 50 Hp Electric Motor) & G-081346 (450 GPM from 31'; 40 Hp Electric Motor). Drilled in May 1992 by Sargent Irrigation. 2 wells are piped together to supply 1,000 GPM to pivot. 10 Tower Zimmatic Pivot (1978). This pivot is in the Upper Niobrara White NRD and is subject to 54" over 4 years. Current remaining allocation for the next 3 years is 41".
- Stock Water:** There are two submersible wells; 1 at the building site with 3 hydrants and 1 at the NE corner of the pasture. There are 5 more wells throughout the pasture with 2 solar pumps and 3 more set up for solar pumps or generators.
- Price:** \$600,000 - Cash
- Comments:** Pivot can be utilized for alfalfa production, sugar beets, beans, corn or potatoes. Lays very nice and has very adequate water.
- Contact:** Mike Polk, Listing Agent: 308-539-4446 or email: mike@agriaffiliates.com
Loren Johnson, Bruce Dodson, Jerry Weaver or Roger Luehrs

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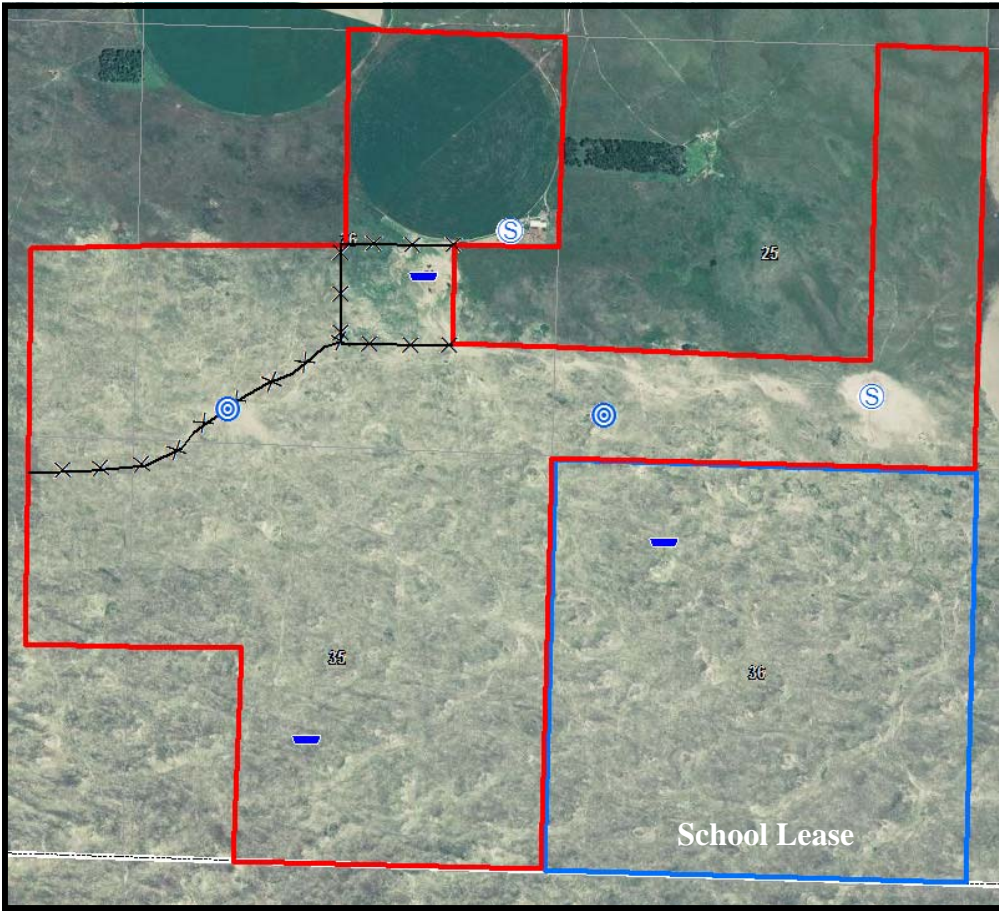
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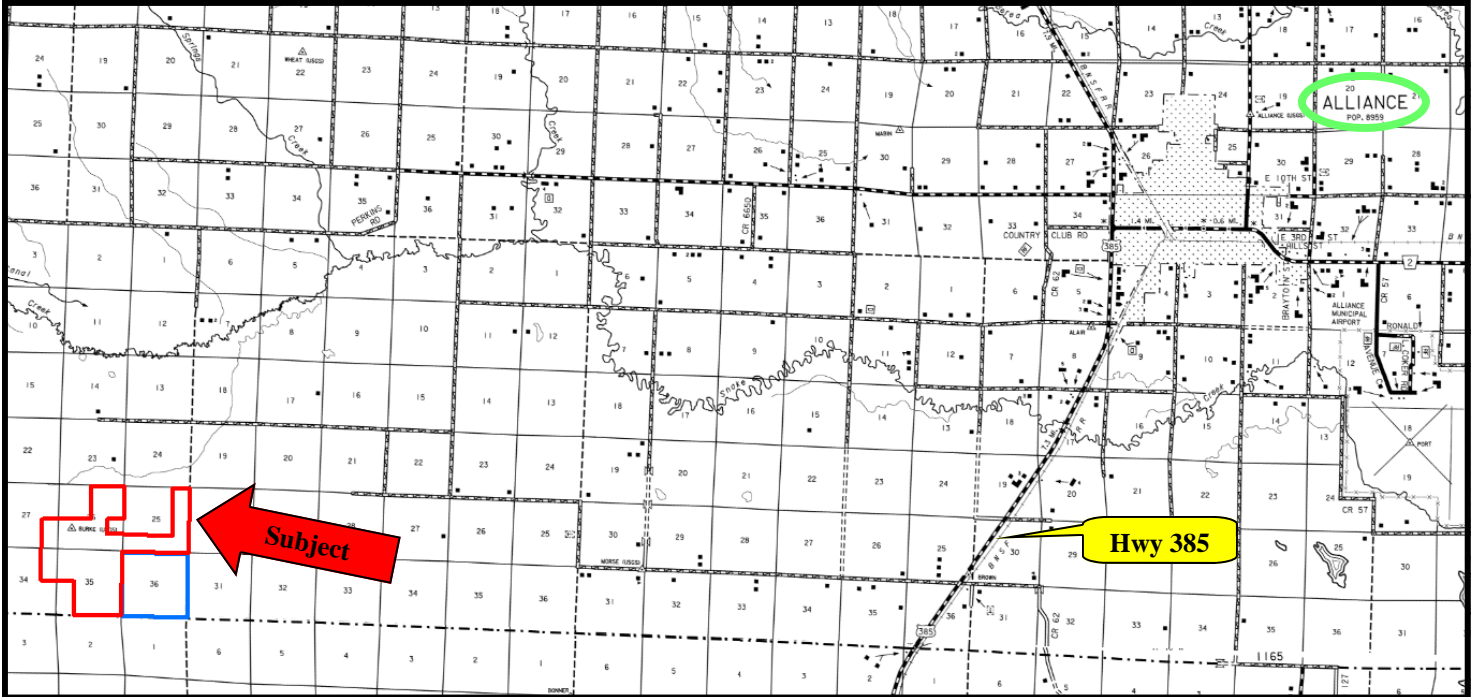
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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

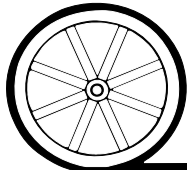


Symbol Key

- ✕✕✕ Fence
- Ⓢ Electric Submersible Well
- ▬ Well & Tank (Set up for Generator or Solar)
- ⊗ Solar Well



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