

LAND FOR SALE

Brandon Pivots

Location:

3 miles north of Brandon, NE, on county graveled road.

Legal Description:

S1/2SE1/4 Section 7 and N1/2NE1/4, NE1/4NW1/4 Section 8-T10N-R40W of the 6th P.M., Perkins County, NE.

Acres:

232.02 Taxed acres

Taxes:

2009 Real Estate Tax payable in 2010 - \$3,042.60.

Land Use:

177.3 certified irrigated acres with the balance in dry cropland.

FSA Info:

Farm #4495 - Corn base 117 acres at 123 Bu - cc 127 Bu; Wheat base 34.5 acres at 45 Bu - cc 46 Bu.

Water:

NE Well Reg. #G-056644, drilled to 375 ft. in 1977. The carry over water available is 130.67 inches or 43.5 inches per year, for the remaining 3 years in the current allocation.

Soils:

A mix of Valent loamy sand, Haxton fine sandy loam, Rosebud loam, and 6 other types, from Class I through IV.

Improvements & Equipment:

2 Zimmatic half circle pivots with elbows & drop nozzles, Sargent 8" pump, US Motors 200 hp motor. Well serves both pivots on an alternating basis.

Price:

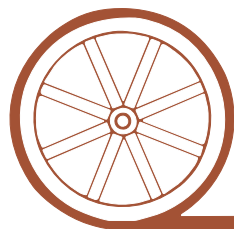
\$450,000 Cash

Comments:

Excellent access from county graveled road. Well and pivot points located beside the road.

Contact:

Loren Johson; Listing Agent 308-539-4452 or loren@agriaffiliates.com
Mike Polk, Jerry Weaver, Duane McClain, Bruce Dodson



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I-80 & US Hwy 83

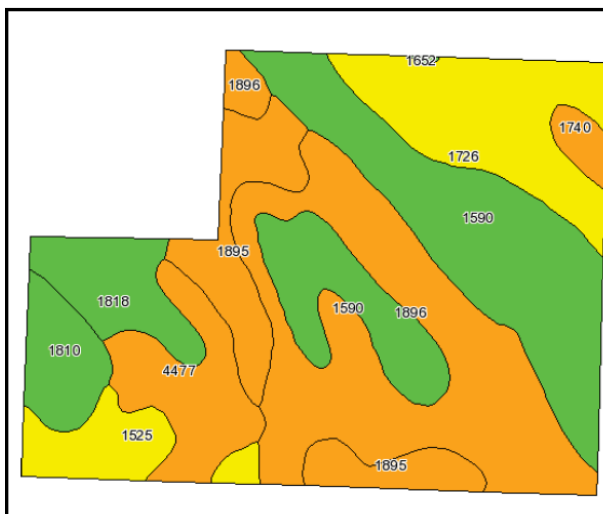
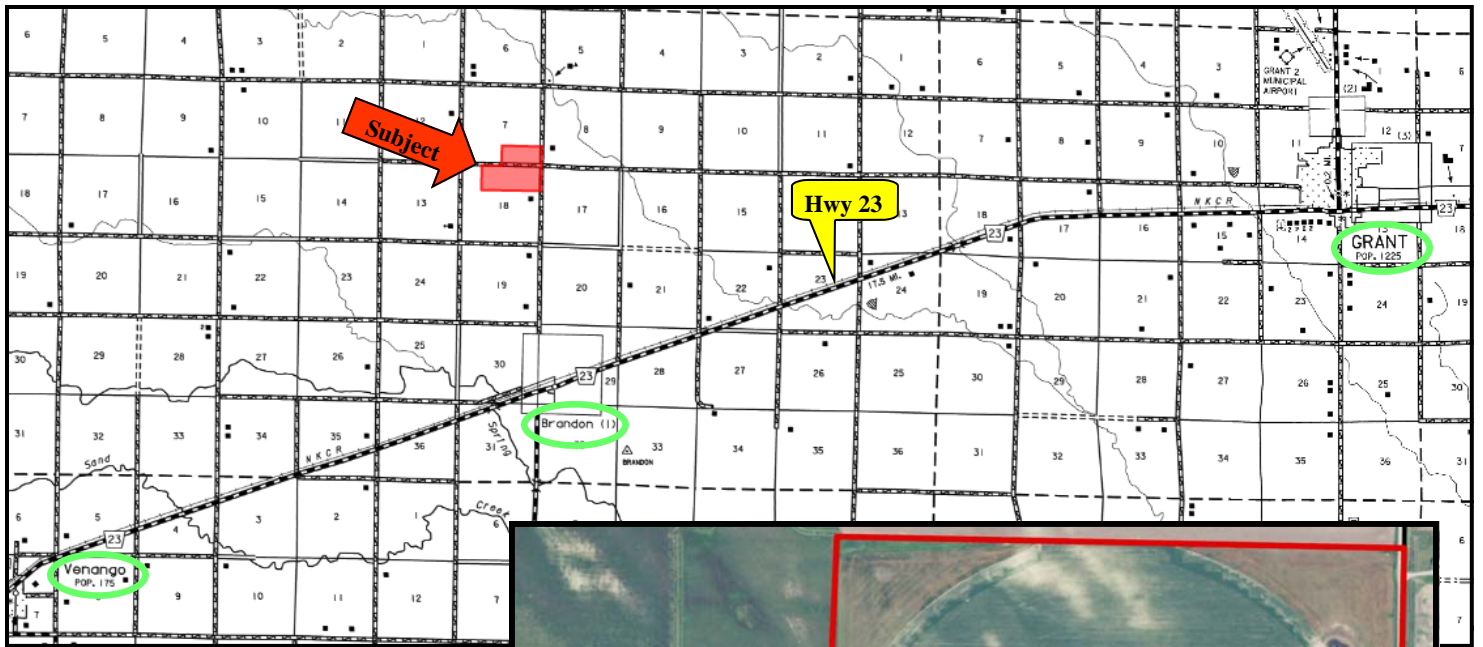
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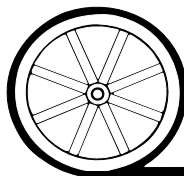
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
1896	Valent loamy sand, 3 to 9 percent slopes	61.1	26.6%		Vle	IVe	23		3		90			
1590	Haxtun fine sandy loam, 0 to 3 percent slopes	60.4	26.3%		lle	lle	57	1.5	5.5	40	145	43	105	
1726	Rosebud loam, 1 to 3 percent slopes	29	12.6%		llle	llle	33	1.6	5.1		115	35	100	35
1895	Valent loamy sand, 0 to 3 percent slopes	22.6	9.8%		Vle	IVe	24		3.5		95			
4477	Duda-Tassel complex, 3 to 6 percent slopes	18	7.8%		Vls	IVe	14							
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	13.3	5.8%		lle	lle	55	1.7	5.3		130			40
1525	Blanche fine sandy loam, 1 to 3 percent slopes	11.7	5.1%		IVe	IVe	32	1.5	4	20	100			20
1810	Satanta loam, 0 to 1 percent slopes	10.3	4.5%		llc	l	62		6		145	44	125	30
1740	Rosebud-Canyon loams, 3 to 6 percent slopes	3.1	1.4%		Vs	llle	19	1.5	4.8		110	32	95	32
1652	Kuma silt loam, 0 to 1 percent slopes	0.2	0.1%		llc	l	62		6		180	38	80	
Weighted Average							36.7	0.8	4.1	11.5	106.8	18.2	47.2	9.5

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