

LAND FOR SALE

BUFFALO COUNTY GRAVITY IRRIGATED 80

SOLD

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Location: 1 mile east of Gibbon on gravel road (located on the corner of Range Road and 70th Road)

Legal

Description: S1/2 SE1/4 Section 18-T9N-R13W of the 6th P.M., Buffalo County, Nebraska.

Property

Description: Buffalo County assessor indicates a total of 80.0 acres. Farm consists of very productive gravity irrigated cropland .

FSA Info:

Total cropland - 76.81 acres.
Government Base Acres:
 Corn 50.5 acres @ 127 bu/acre
 Soybeans 5.5 acres @ 41 bu/acre
Yields are for both direct and counter cyclical payments
All cropland is considered non-highly erodible by the NRCS.



Irrigation

Information: Water for irrigation is provided by an electric well located along the north. Well information is as follows:

Registration :G013311
Completion Date :3/15/1955 at 1,000 gpm
Well Depth :66'
Static Water Level :25'
Pumping Level :50'
Column : 8"
Pump - Berkley
Power Unit - General Electric 15 hp
2,640 feet of 8 inch gated aluminum irrigation pipe

Farm is located in the Central Platte Natural Resource District, and contains 76.8 certified irrigated acres.

Soils: Soils consist of very productive Class I and II Hall, Hord, and Wood River silt loams. Slopes range from 0-1%.

Taxes: 2008 Real Estate Taxes - \$2,765.96

List Price: \$318,700 Cash



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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 expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Comments: This is a top quality gravity irrigated 80 with excellent productivity and location.

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