

LAND FOR SALE

County Line Pivot Irrigated

~McPherson County~

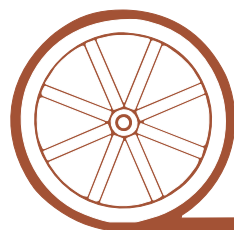
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- Location:** 3 Miles east of Ringgold, NE on Hwy 92 or 11 miles west of Stapleton, NE
- Legal Description:** Pt S1/2 Section 36 lying south of Hwy 92 ROW-T18N-R30W of the 6th P.M., McPherson County, Nebraska.
- Acres & Taxes:** McPherson County Assessor indicates **244 acres** & the 2010 real estate taxes are **\$1,312.64.**
- Land Use:** This farm is a combination of 140 acres irrigated with 2 pivots; east pivot is 65 acres and west pivot is 75 acres and balance is rangeland and newly planted trees.
- FSA Info:** This farm has no FSA Base.
- Water:** Irrigation well is Registered NE well #G-144449 drilled 2007 to 370' deep, static water 40', pumping 950 gpm from 100'. Stock well drilled in 2007 has a submersible pump and water pipeline to 7 stock tanks.
- Soils:** Mostly all Class IV Ipage loamy fine sand and Valentine sand mixes.
- Improvements & Equipment:** Both pivots are older Zimmatics put on in 2008 by Seller. Upgrades and modifications were done at time of development. They run off the same well which has an electric Sargent submersible pump in it.
- Price:** \$449,000 Cash
- Comments:** Originally developed to use for irrigated grass, the Seller had it custom farmed last year growing soybeans on east pivot and corn on west pivot. This farm is in the Upper Loup NRD which currently does allow for expansion of irrigated acres. This would make it possible for Buyer to expand the west pivot with some limited dirt work. Shallow water and electric pumping make this a nice investment.
- Contact:** **Duane McClain, Listing Agent 308.530.0221 or duane@agriaffiliates.com**
Loren Johnson, Mike Polk, Bruce Dodson, Jerry Weaver

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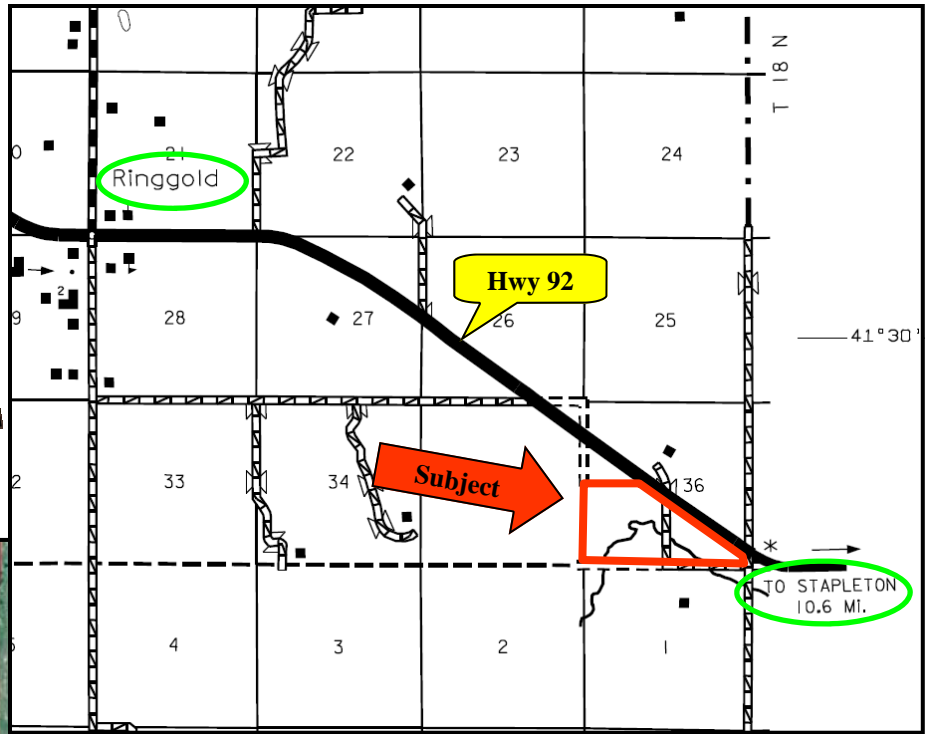
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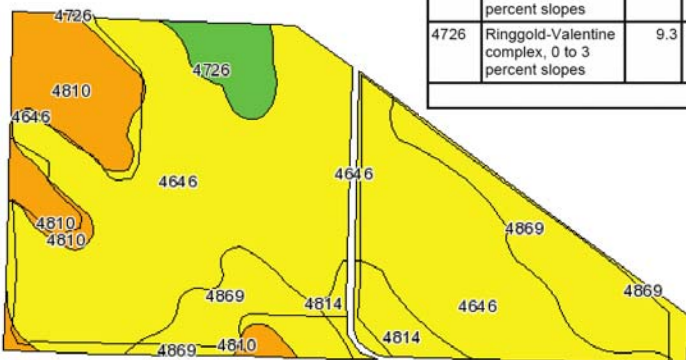
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided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



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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
4646	Ipaga loamy fine sand, 0 to 3 percent slopes	143.2	62.0%		IVe	IVe	31	1.2	4.1	30	110	35	100	
4869	Valentine-Ringgold complex, 0 to 9 percent slopes	40.8	17.7%		IVe	IIle	54	2	5.2		140			
4810	Valentine fine sand, rolling and hilly	28.3	12.2%		Vle		8							
4814	Valentine loamy fine sand, 0 to 3 percent slopes	9.4	4.1%		IVe	IVe	33	1.3	3.6	25	100	35	95	15
4726	Ringgold-Valentine complex, 0 to 3 percent slopes	9.3	4.0%		IIe	IIe	61	2	5.2		140			
Weighted Average							33.5	1.2	3.8	19.6	102.7	23.1	65.9	0.6



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