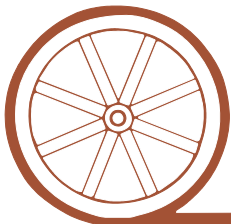


LAND FOR SALE

HERSHEY IRRIGATED CROPLAND

- Location:** 2 Miles north and 3 ½ miles west of Hershey, Nebraska.
- Legal Description:** Part W1/2W1/2NE1/4 Section 14-T14N-R33W of the 6th P.M., Lincoln County, Nebraska.
- Acres:** There are 64.76 Tax assessed deeded acres.
- Taxes:** 2007 taxes payable in 2008: \$1,154.96
- Land Use:** Gravity irrigated cropland currently planted into alfalfa/grass mix.
- FSA Info:** Corn base: 38.4 ac. at 123 bu.
Wheat base: 4.5 ac. at 35 bu.
- Water:** Register irrigation well #G-027320. Property also includes 75 acres of surface rights from the Paxton-Hershey Ditch. Assessment for water in 2008 is \$11/ac.
- Soils:** Class I Caruso loam and Class III McCook loam, with small amounts of Silver Creek silt loam and Class I Humbarger loam
- Improvements & Equipment:** 10" irrigation well with Western Land Roller pump and 100 hp Amarillo gear that was powered by owners tractor.
- Price:** \$156,000 Cash
- Comments:** The alfalfa was planted in 2005. Sale of this property is contingent on Seller being able to conduct a 1031 exchange into the property of his choice.
- Contact:** **Duane McClain, Listing agent at (308) 530-0221** or Mike Polk, Loren Johnson, Bruce Dodson and Jerry Weaver at (308) 534-9240



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