

LAND FOR SALE

Franks Pivot Irrigated Farm

SOLD

Location: [View our Current Listings](#)

[HERE](#) 13 miles west of Scotts Bluff, Nebraska on Hwy. 92 to Stegall oil road, south 1/2 mile on west side to the northeast corner of the property.



Legal Description:

SE1/4 Section 20 - T22N - R57W of the 6th P.M., Scotts Bluff County, Nebraska.

Acres:

160 tax assessed acres.

Taxes:

\$2,433.26 for 2010.

Land Use:

Approximately 130 pivot irrigated acres and 12 gravity irrigated acres.

FSA Info:

Corn base - 109.6 acres at 111 bushels direct yield.

Water:

142 acres of surface water rights with Gering/Ft. Laramie Irrigation District. The assessment for water in 2011 is \$3,514.50 or \$24.75/acre.

Soils:

11.4% Class I Mitchell silt loam, 33.5% Class II Mitchell silt loam, 34.7% Class III Mitchell and Keota silt loam, 20.4% Keota and Epping silt loam.

Irr. Equipment:

Lockwood 7 tower Center Pivot Irrigation System, diesel engine (high hours), generator and Berkeley centrifugal pump.

Price:

\$320,000

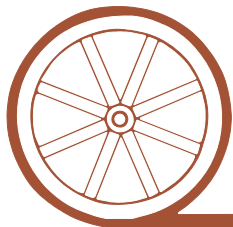
Comments:

Pivot irrigated quarter with mostly Class I, II and III soils. This property is accessed by a paved oil road.

Contact:

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Offered Exclusively By:



AGRI AFFILIATES, INC.

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GERING OFFICE

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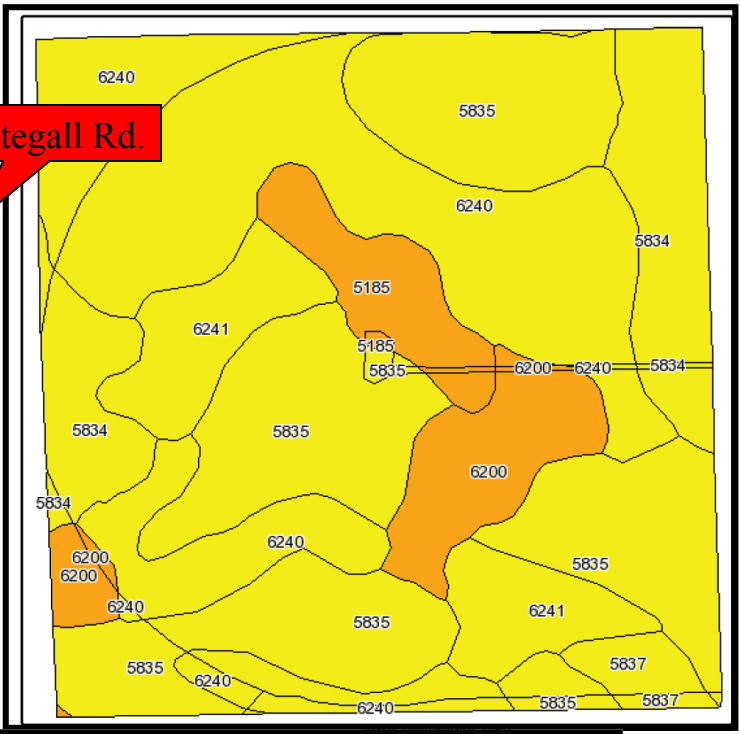
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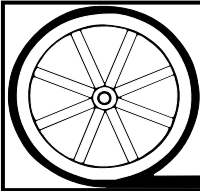
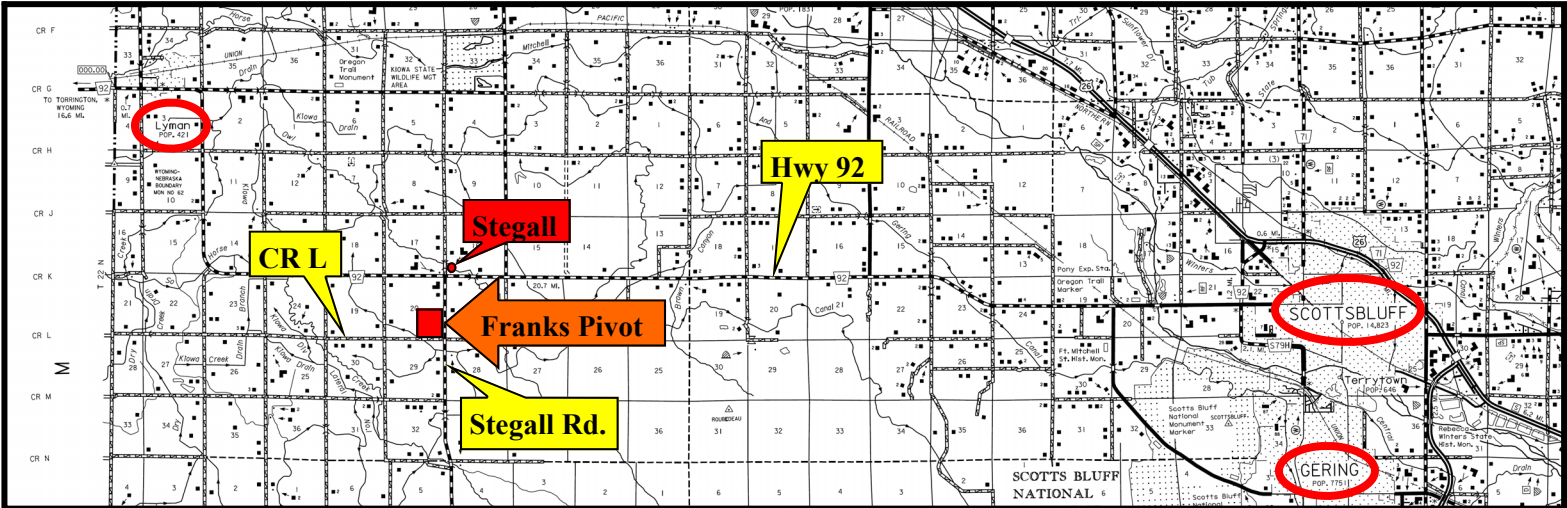
NORTH PLATTE OFFICE

(308) 534-9240

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	Pasture	Winter wheat
5835	Mitchell silt loam, 1 to 3 percent slopes	52.2	33.5%		IIIe	Ile	47	1.4	39
6240	Keota silt loam, 1 to 3 percent slopes	51.5	33.0%		IIIe	IIIe	21	0.8	32
5834	Mitchell silt loam, 0 to 1 percent slopes	17.9	11.4%		IIIc	I	48	1.5	44
6241	Keota silt loam, 3 to 6 percent slopes	13.3	8.5%		IVe	IVe	21	0.7	27
6200	Epping silt loam, 1 to 3 percent slopes	11.1	7.1%		VIe	IVs	7		
5185	Keota-Epping silt loams, 6 to 9 percent slopes	7.5	4.8%		VIe	IVe	14		
5837	Mitchell silt loam, 3 to 6 percent slopes	2.7	1.7%		IIIe	IIIe	46	1.2	35
Weighted Average							31.9	1	31.5



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