

LAND FOR SALE

FURNAS COUNTY PIVOT



Location: From Beaver City, Nebraska, 2 miles west on State Highway 89, and 1 mile north on Road 425

Legal Description: SE1/4 Section 11-T2N-R23W of the 6th P.M., Furnas County, Nebraska, except a tract in the southeast corner consisting of approximately 8.16 acres.

Property Description: Furnas County Assessor indicates a total of 161.84 acres. Farm consists of a pivot irrigated quarter with dry crop and fall pasture corners.

FSA Info: Furnas County Farm #4125 Track #3807
Total cropland - 150.3 acres.
Government Base Acres:
Wheat 49.8 ac @ 38 bu/acre
Grain Sorghum 46.3 ac @ 61 bu/acre
(yields are for both direct and counter cyclical payments)



Irrigation Information: Water for irrigation is provided by two wells equipped with electric submersibles powered by a 75 kw generator and a 6 cylinder Isuzu diesel engine. Irrigation well and equipment information is as follows:

	<u>Well #1</u>	<u>Well #2</u>
Well Registration	G083981	G083982
Completion Date	12/1994 @ 400 gpm	9/1994 @ 200 gpm
Well Depth	140 ft	131 ft
Static Water Level	68 ft	68 ft
Pumping Level	133 ft	N/A
Column	5 inch	N/A
Pump	40 hp Electric submersible	20 hp Electric submersible

Additional irrigation equipment - Lima 75 kw generator, Model 440M0887; Power unit - Isuzu diesel Model A-6BG1; Pivot - 1996 T & L 7 tower with drop nozzles; 1,000 gallon fuel tank; Allen Bradley and General Electric control panels. Solar panel used to provide power for livestock water.

Farm is located in the Lower Republican Natural Resource District and has total certified irrigated acres of 122.4. Farm is subject to certified irrigated acres and water allocation.



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KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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.

Soils: Cropland soils consist of very productive Holdrege silt loam, with slopes of 0-7%, while the soils of the fall pasture corners consist primarily of Uly and Coly silt loams.

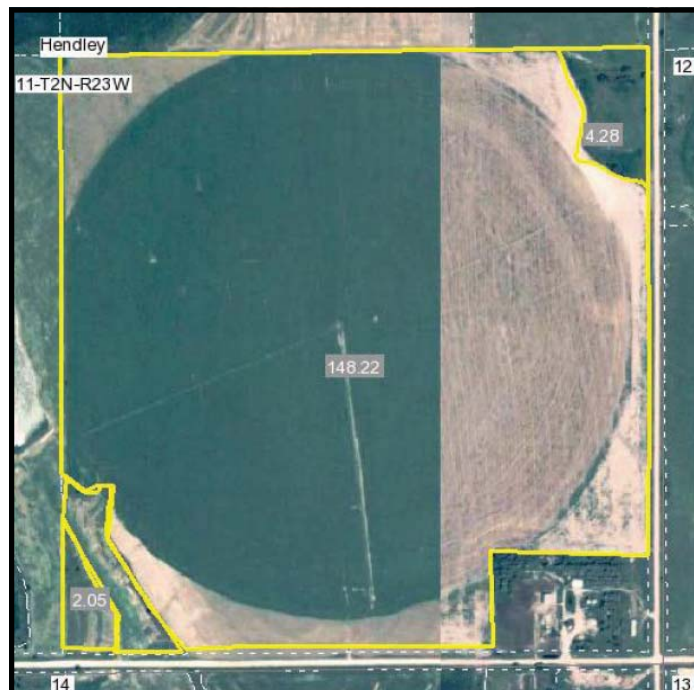
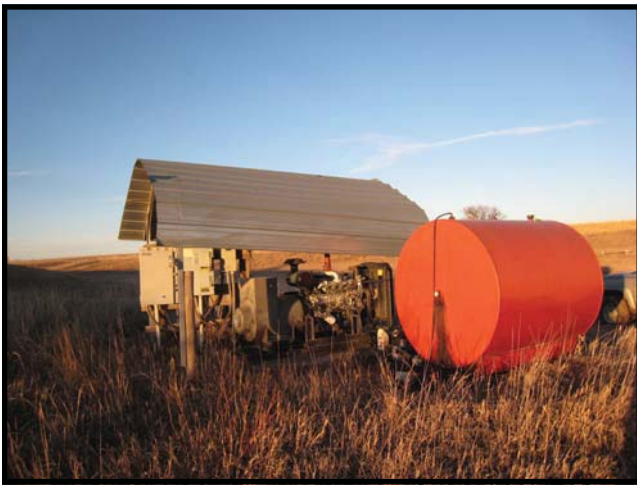
Taxes: 2008 Real Estate Taxes - \$2,066.96

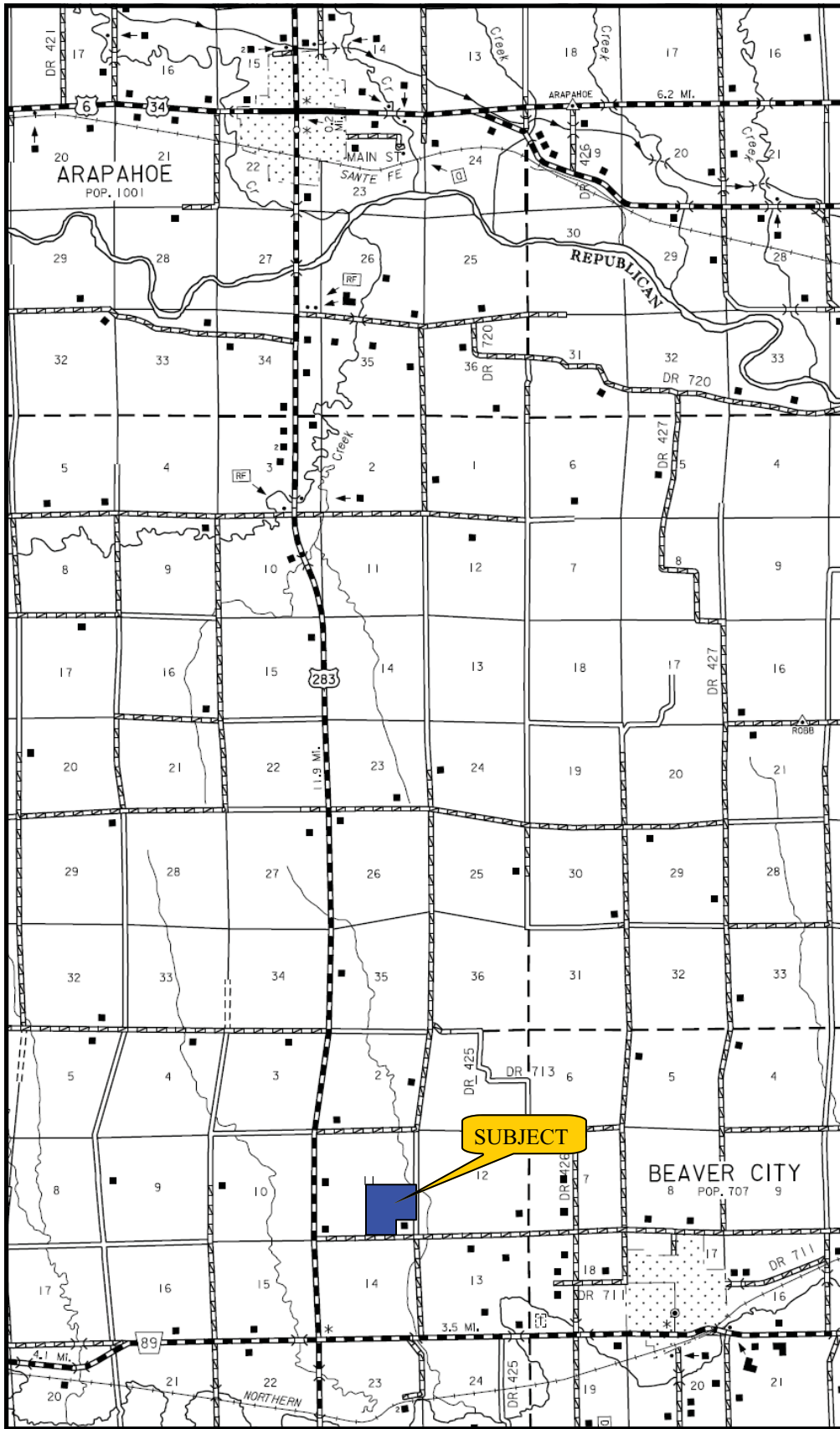
Comments: This is a productive, well maintained farm located in a strong farming community.

List Price: \$385,000 Cash

Contact: Bart Woodward, Listing Broker (308) 233-4605
Bryan Danburg, Salesperson (308) 380-3488
Kent Richter, Salesperson (308) 627-6465
David J. Frost, Salesperson (308) 380-8321

Email: kryny@agriaffiliates.com






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