

LAND FOR SALE

Gandy Pivot
& Dryland

SOLD

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Location:

2 miles South of Gandy, Nebraska. Gandy is east of Stapleton, NE 2 miles.

Legal

Description:

W1/2NE1/4, SE1/4NE1/4 Section 20; SW1/4NW1/4 Section 21-T17N-R27W of the 6th P.M., Logan County, NE.

Acres & Taxes:

Logan County Assessor indicates **158 taxed acres**. The 2010 Real estate taxes were **\$1,845.28**.

Land Use:

Property offers a combination of 99 acres pivot irrigated and 58 acres non-irrigated farm land.

FSA Info:

Corn base—147.3 Ac at 95 Bu yield; Wheat base—9.8 Ac at 35 Bu yield

Water:

Registered NE irrigation well G-052669, drilled 1975; 312' deep; static water level 190'; pumping from 210'; 800 gpm. There are 99 irrigated acres certified with the Upper Loup NRD.

Soils:

Property has a mix of Holdrege silt loams, Anselmo sandy loams and Hord silt loams. Please refer to page 2 of this brochure for breakdown of soils and slopes.

**Improvements
& Equipment:**

The pivot is a 10 tower Reinke Electrigator with updated gearboxes and drives within the last 5 years. Low pressure overhead spray package. 2001 JD Diesel power unit, Layne pump, Amarillo 125 hp gear, generator, Rockford PTO, 1800 gallon fuel tank and 1000 gallon fertilizer tank.

Price:

\$370,000.00 Cash

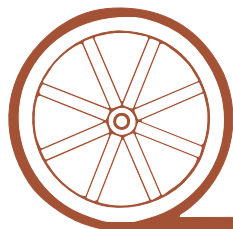
Comments:

This property has great location along a good county gravel road just 1/2 mile from NE Hwy 92. There is also a stock well for stalk grazing. The Upper Loup NRD is currently allowing for a limited amount of expanded irrigated acres. This would present the opportunity to add irrigation to the current non-irrigated part of this property.

Contact:

Duane McClain, Listing Agent 308.530.0221 or duane@agriaffiliates.com
Loren Johnson, Mike Polk, Bruce Dodson, Jerry Weaver—308.534.9240

Offered Exclusively By:



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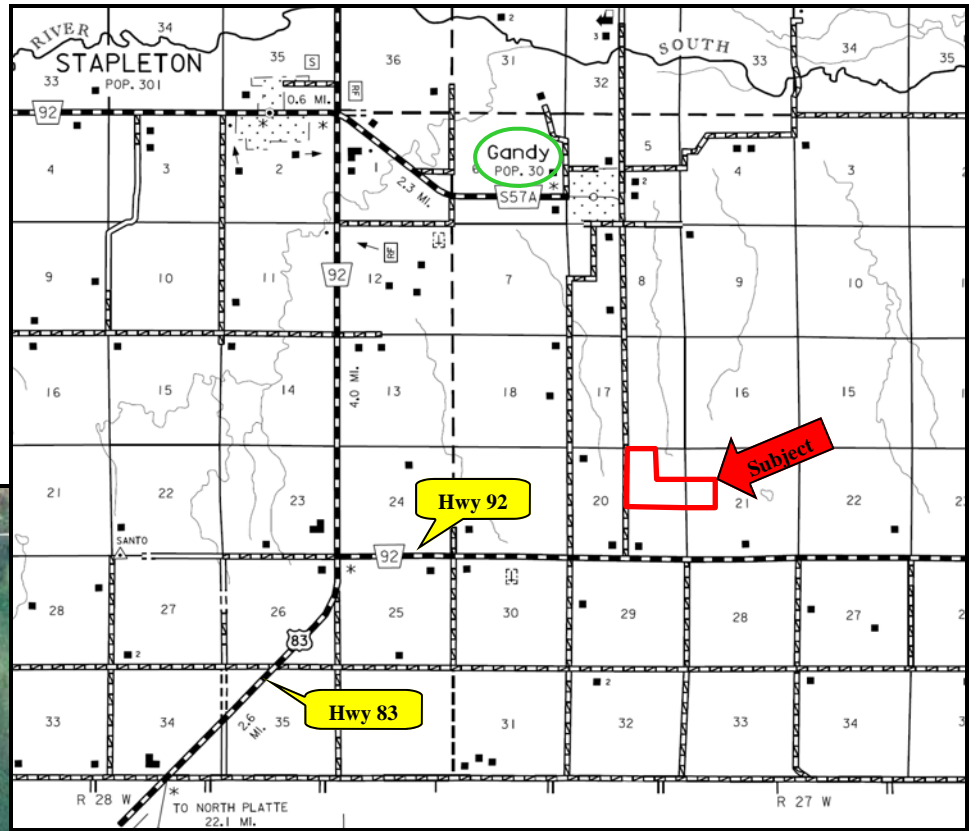
NORTH PLATTE OFFICE

P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

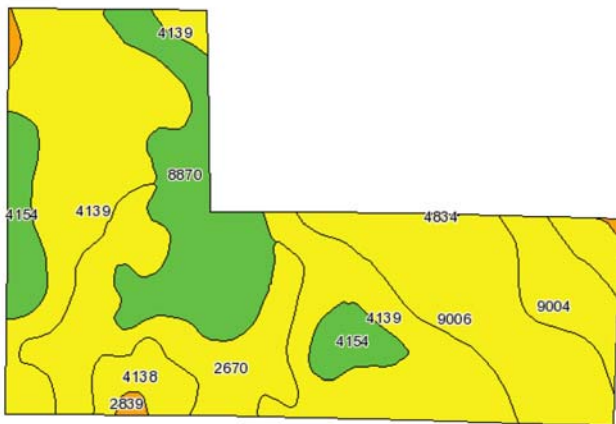
(308) 534-9240

Telecopier (308) 534-9244

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.



The Upper Loup NRD would allow you to apply for expanded irrigated acres to irrigate this eastern most part of the property.



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	Winter wheat	
4139	Holdrege silt loam, 7 to 11 percent slopes, severely eroded	55.7	35.5%		Ive	Ive	62	1.5	5.3	33	90	22	
9006	Anselmo fine sandy loam, 6 to 11 percent slopes	28.8	18.3%		Ive	Ive	46	1.5	4	33	90	20	
2670	Holdrege silt loam, 3 to 7 percent slopes	24	15.2%		Ille	Ille	67	2.2	6	42	125	29	
8870	Hord silt loam, 1 to 3 percent slopes	23	14.6%		Ile	Ile	70	2.2	6.2	47	135	34	
4154	Holdrege-Hord silt loams, 0 to 3 percent slopes	10.6	6.7%		Ile	Ile	69	2.2	6.5	46	135	34	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	8.7	5.5%		Ille	Ille	49	1.6	5	36	120	24	
4138	Holdrege silt loam, 7 to 11 percent slopes	5.2	3.3%		Ive	Ive	62	1.8	5.4	34	95	24	
2839	Uly-Holdrege silt loams, 11 to 17 percent slopes	0.6	0.4%		Vle	Vle	52						
2555	Coly-Uly silt loams, 11 to 17 percent slopes, eroded	0.5	0.3%		Vle		48						
2593	Hersh and Valentine soils, 11 to 30 percent slopes	0.2	0.1%		Vle		22						
4834	Valentine loamy fine sand, rolling	0.1	0.1%		Vle	Ive	27						
Weighted Average								60.6	1.8	5.3	37.2	105.9	25.2

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