

# LAND FOR SALE

## Garden County Combo



**Location:** 13 miles south of Oshkosh, NE on State Highway 27 and then 5 miles east on County Road 32.

**Legal Description:** S1/2 Section 34-T15N-R43W of the 6th P.M.

**Acres:** 320 tax assessed acres

**Taxes:** 2009 taxes due in 2010 - \$2,149.78

**Land Use:** 100.1 acres center pivot irrigated and 221 acres dryland. Pivot is presently in alfalfa and dryland was planted to millet.

**FSA Info:** Farm #2247, Tract 2363 and Farm #2090, Tract 2282.— 236.1 acre Corn base at 122 Bu. Yield.

**Water:** NE Well Reg. #G-121644 Well Reworked October 2009, Static 210', Pumping Level 275', Set to Pump 400 G.P.M.

**Soils:** 80.0% Class I or II Keith & Duroc loams, 20% Class IV soils.

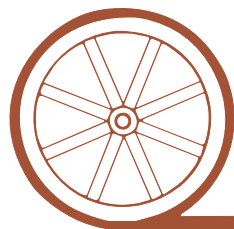
**Improvements & Equipment:** 2002 Zimmatic Pivot, Isuzu Diesel engine, gearhead, pump and fuel tank, new bowls installed in pump and reconditioned gearhead in October 2009. New pressure regulators on pivot drops in January 2010.

**Price:** \$425,000.00

**Comments:** This is an excellent piece of ground with seven-year-old irrigation equipment and excellent access. **There is also a natural gas storage cavern lease on 1 acre in the southwest corner that pays the landowner \$2,900 per year.** Buyer to receive 100% of Seller owned oil, gas and mineral rights with drilling activity throughout the area.

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Loren Johnson, Bruce Dodson, Jerry Weaver, Dallas Dodson, Jerry Sloan or Duane McClain

*Offered Exclusively By:*



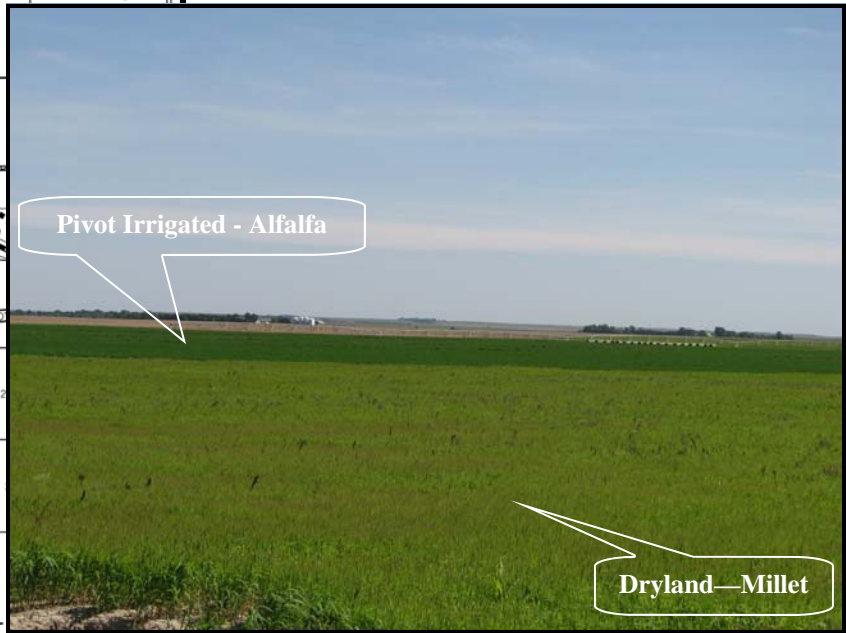
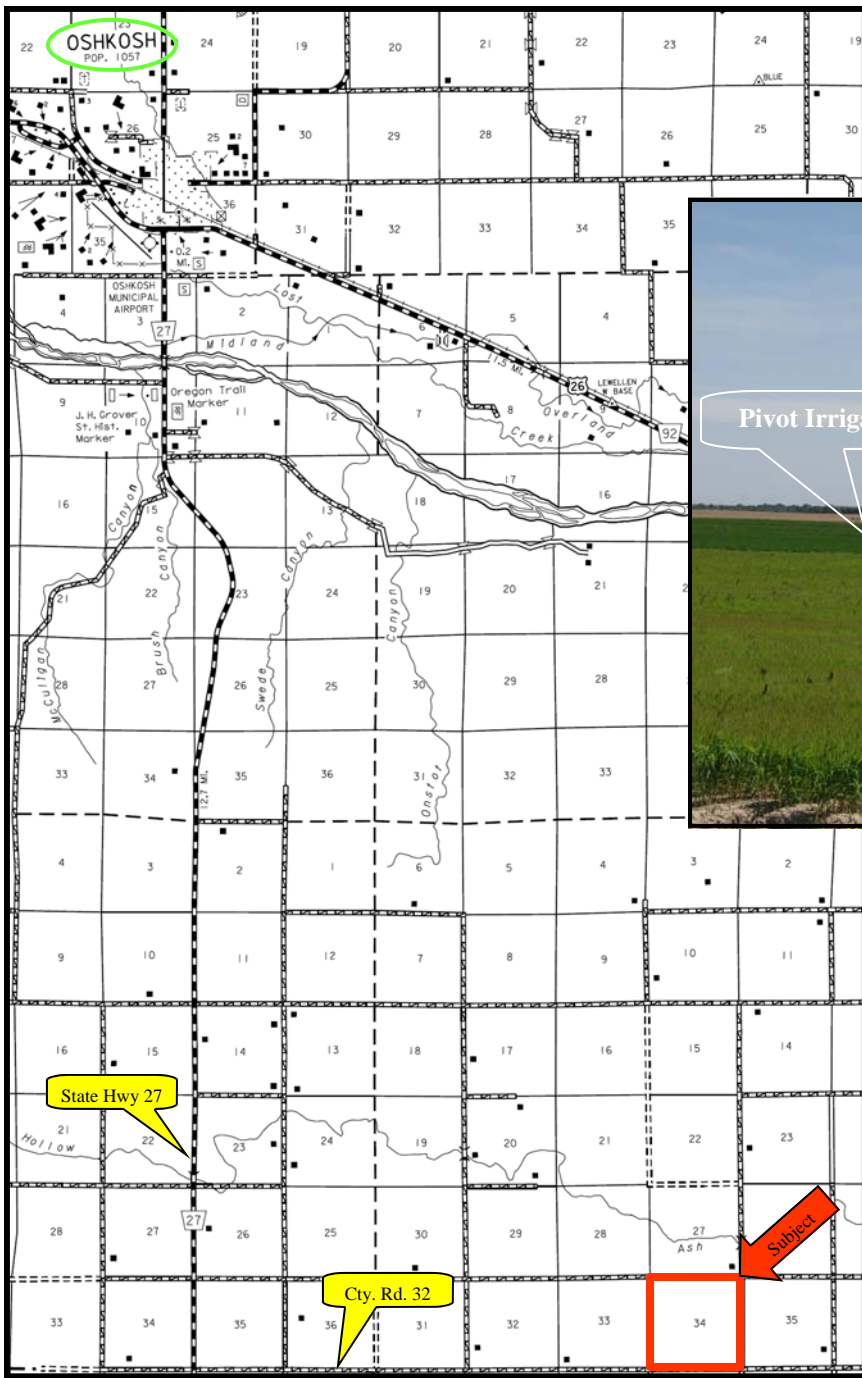
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*...Providing Farm - Ranch Real Estate Services...*

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**Natural Gas Lease**