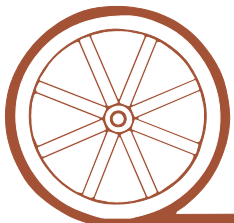


LAND FOR SALE

JK - LINCOLN COUNTY PIVOT

- Location:** 11 miles south of Stapleton, NE along the east side of US Hwy 83
- Legal Description:** SW1/4 Section 24-T16N-R29W of the 6th PM, Lincoln County, Nebraska
- Acres:** Lincoln County Assessor reports 159.05 taxed acres
- Taxes:** 2007 Real Estate taxes payable in 2008 are \$1783.40
- Land Use:** Pivot irrigated cropland with non-irrigated corners.
- FSA Info:** This property has no FSA base.
- Water:** Registered NE irrigation well G-129163 drilled 7/20/2004; Static water at 112'; Well depth 280'; Pumping level 126'; 900 gpm.
- Soils:** 100% Valentine & Hersh-Valentine Class VI & IV fine sand.
- Improvements & Equipment:** 8 Tower T/L Pivot w/low pressure drop package; Caterpillar diesel; Sargent pump; Amarillo 100 hp gear; 2000 gal. fuel tank.
- Price:** **\$360,000**
- Comments:** This pivot was developed in 2004 and therefore there is no FSA base. There are 139 certified irrigated acres. The property does sell subject to a 50/50 crop share lease for corn planting. The Seller has sold 9,750 bu. corn at \$4.72. Buyer can close early 2008 and assume Seller's input costs and take assignment of corn contract or close on the property this fall after harvest.
- Contact:** **Duane McClain, listing agent 308.530.0221 duane@agriaffiliates.com**
Loren Johnson, Mike Polk, Jerry Weaver, or Bruce Dodson at 308.534.9240



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