

# LAND FOR SALE

## KEARNEY COUNTY FARM

(Gravity Irrigated quarter with pivot irrigation development potential)

**SOLD**

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**Location:** 6 miles south and 2 miles west of Minden on gravel road. (Located at the intersection of E Road and 30th Road)

### Legal

**Description:** NE1/4 Section 15-T5N-R15W of the 6th P.M., Kearney County, Nebraska.

### Property

**Description:** Kearney County Assessor indicates a total of 157.84 acres. Farm consists of gravity irrigated cropland with water provided by a well and re-use pit.



### FSA

**Information:** Total Cropland - 151.3 acres  
Government Base Acres  
    Corn - 124.8 acres @ 131 bu/ac  
    Soybeans - 25.9 acres @ 45 bu/ac  
Yields are for both direct and counter cyclical payments  
All cropland is considered non-highly erodible by the NRCS.

### Irrigation

**Information:** Water for irrigation is provided by a well and re-use pit. Well Information is as follows:

Well Registration	G083678
Completion Date	11/11/1994 @ 900 gpm
Well Depth	325'
Static Water Level	122'
Pumping Level	195'
Column	8"
Pump - Western Land Roller	
Gearhead - Amarillo, 100hp	
Power Unit - Chevy 454 natural gas	

Additional irrigation equipment - Bergen 40 foot PTO pit pump; 3,300 feet of 8 inch gated aluminum irrigation pipe. **The farm is located in the Tri-Basin Natural Resource District, and has a total of 153.88 certified irrigated acres.**

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**KEARNEY OFFICE**  
**P.O. Box 1390**

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:** Soils consist of Class I and II Holdrege, Detroit, and Butler silt loams, with slopes of 0-1%.

**RE Taxes:** 2008 - \$3,873.50

**List Price:** **\$514,500**                      **Cash**

**Comments:** This is a well maintained gravity irrigated farm that has excellent potential to be developed to pivot irrigation.

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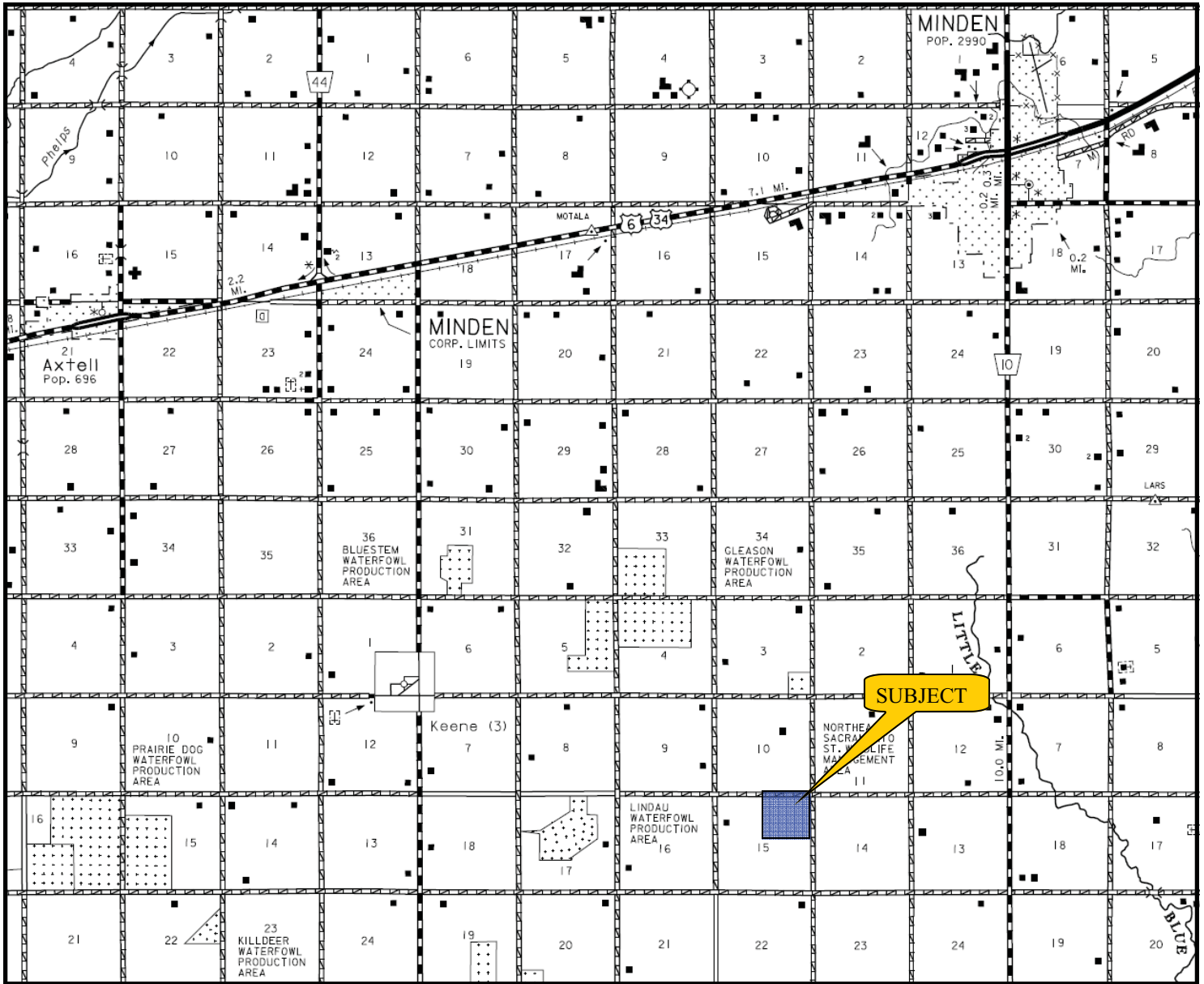
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