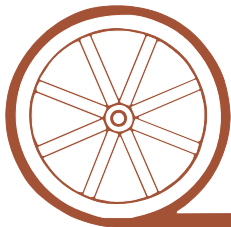


LAND FOR SALE

Logan County Pivots

- Location:** From Stapleton, NE; 3 miles west then 2.5 miles south.
- Legal Description:** SW1/4 Section 17, NW1/4 Section 20-T17N-R28W of the 6th PM
- Acres:** Logan County Assessor reports 316 taxed acres
- Taxes:** 2007 Taxes payable in 2008 are \$2,839
- Land Use:** There are 286.6 acres cropland of which 260 acres are under pivot irrigation and 26.6 acres are dryland corners. There are 29.4 acres grass corners.
- FSA Info:** 260 acres corn base @ 105 bu. & 22.6 acres soybeans base @ 27 bu. Direct and CC yields
- Water:**
- | Registered NE wells | | GPM | Static | Pumping | Well depth | Column |
|---------------------|-----------------|-----|--------|---------|------------|--------|
| G-070661 | Comp. 7/25/1979 | 800 | 90' | 120' | 230' | 8" |
| G-070920 | Comp. 6/09/1988 | 900 | 150' | 160' | 340' | 8" |
- Improvements:** Both pivots are Pierce systems with new low pressure drop spray packages put on in 2004. New Amarillo gears were installed in 2006. The north well was pulled and reworked in 2004 and the south well was reworked in 2006. There was a new control panel installed on the north pivot in 2006. Each pivot has a Lima generator and John Deere power unit and fuel tanks.
- Soils:** Soils consist of a mix of Hersh, Valentine, Uly-Holdrege, Uly-Coly and Anselmo loams.
- Price:** \$495,000 cash or \$1,904/acre.
- Comments:** The property has 260 certified irrigated acres with the Upper Loup NRD. The irrigation equipment has been upgraded where needed. A high voltage electric transmission line crosses the southwest edge of this property. Here is an opportunity to buy irrigated land and take advantage of the excellent commodity market.
- Contact:** Listing Agent Jerry Weaver – 308/534-9240 – jerry@agriaffiliates.com
Duane McClain, Mike Polk, Loren Johnson, Bruce Dodson



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

(308) 534-9240

Telecopier (308) 534-9244

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