

# LAND FOR SALE

## KUEHN FARM Kearney County, Nebraska Parcel #1



**Location:** 3 miles west of Heartwell on Q Road, or approximately 7 miles northeast of Minden, in Kearney County, Nebraska.

### Legal

**Description:** E1/2 SW1/4 and W1/2 SE1/4 Section 13-T7N-R14W of the 6th P.M., Kearney County, Nebraska.

### Property

**Description:** Kearney County Assessor indicates a total of 159.75 acres. Farm consists of dry cropland with pasture that has cropland development potential

### Farm Service Agency

**Information:** Total Cropland - 137.7 acres  
Government Base Acres

Wheat	77.6 acres at 38 bu/acre
Oats	2.5 acres at 45 bu/acre
Grain Sorghum	44.0 acres at 75 bu/acre

( yields are for both direct and counter cyclical payments)

**Soils:** Soils consist primarily of Class II Coly-Kenesaw silt loams, with slopes of 0-3%, and lesser amounts of Class III and IV Coly silt loams, with slopes of 3-11%.

### Real Estate

**Taxes:** 2010 Real Estate Taxes - \$2,014.66

**List Price:** **\$695,200.00**      **Cash**

**Comments:** This property contains very productive cropland that is located in the Little Blue Basin of the Tri-Basin Natural Resource District. Farm sells subject to a 2012 cash farm lease.

**Contact:** **Bart Woodward, Listing Broker - (308) 233-4605**  
Bryan Danburg, Sales Person - (308) 380-3488  
Kent Richter, Sales Person - (308) 627-6465  
David J. Frost, Assoc. Broker - (308) 380-8321

[bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)

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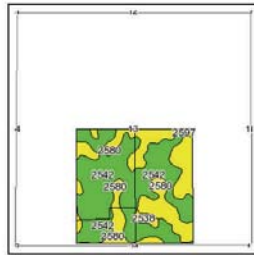
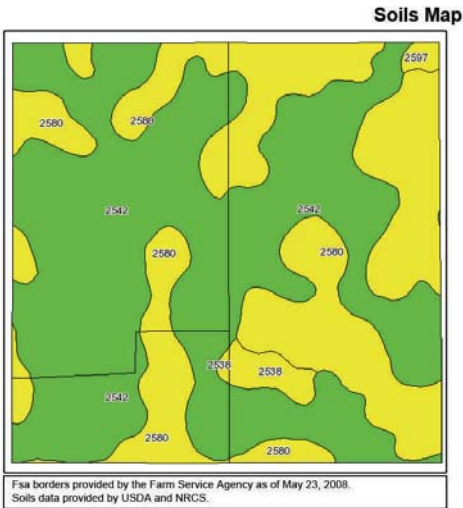
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# PARCEL #1 - Aerial



State: Nebraska  
County: Kearney  
Location: 013-007N-014W  
Township: Liberty  
Acres: 158  
Date: 11/4/2011

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Maps provided by:  
**surety**  
SAP Data, Inc. 2008  
www.AgrDataInc.com



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	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	94.9	60.1%		Ile	Ile	65	3.6	5.8	51	166	65	115	49
2580	Coly silt loam, 3 to 6 percent slopes	69.2	37.5%		Ile	Ile	54	2	5	35	132	39	95	35
2538	Coly silt loam, 6 to 11 percent slopes, eroded	3	1.9%		Ive	Ive	50	1.6	3.5	33	108	35	90	33
2597	Hersh fine sandy loam, 6 to 11 percent slopes	0.9	0.5%		Ive	Ive	55	1.2	3.5	34	108	20	75	23
<b>Weighted Average</b>							<b>60.5</b>	<b>3</b>	<b>5.4</b>	<b>44.6</b>	<b>148.8</b>	<b>64.0</b>	<b>106.8</b>	<b>43.3</b>



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# LAND FOR SALE

## KUEHN FARM Kearney County, Nebraska Parcel #2



**Location:** 2 miles west of Heartwell on Q Road, (located on the corner of Q Road and 38 Road) , Kearney County, Nebraska

### Legal

**Description:** W1/2 NW1/4 Section 19-T7N-R13W of the 6th P.M., Kearney County, Nebraska.

### Property

**Description:** Kearney County Assessor indicates a total of 79.02 acres. Farm consists of dry cropland with pasture.

### Farm Service Agency

**Information:** Total Cropland - 66.4 acres  
Government Base Acres

Wheat	37.1 acres at 38 bu/acre
Oats	1.2 acres at 45 bu/acre
Grain Sorghum	21.1 acres at 75 bu/acre

( yields are for both direct and counter cyclical payments)

**Soils:** Soils consist primarily of Class II Kenesaw and Coly-Kenesaw silt loams, with slopes of 0-3%, and lesser amounts of Class III and VI Coly silt loams, with slopes of 3-30%.

### Real Estate

**Taxes:** 2010 Real Estate Taxes - \$1,102.10

**List Price:** **\$248,850.00**      **Cash**

**Comments:** This is a productive farm located in a strong farming community. Farm sells subject to a 2012 cash farm lease.

**Contact:** **Bart Woodward, Listing Broker - (308) 233-4605**

[bart@agriaffiliates.com](mailto:bart@agriaffiliates.com)

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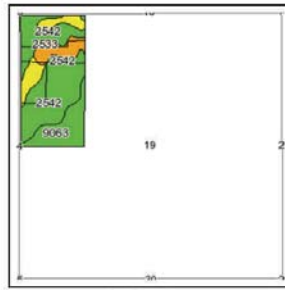
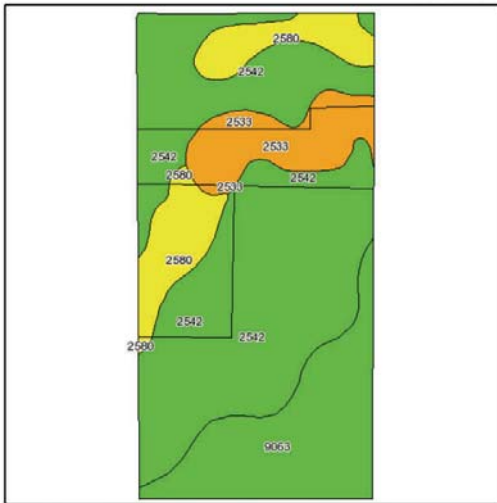
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**PARCEL #2 - Aerial**



**Soils Map**

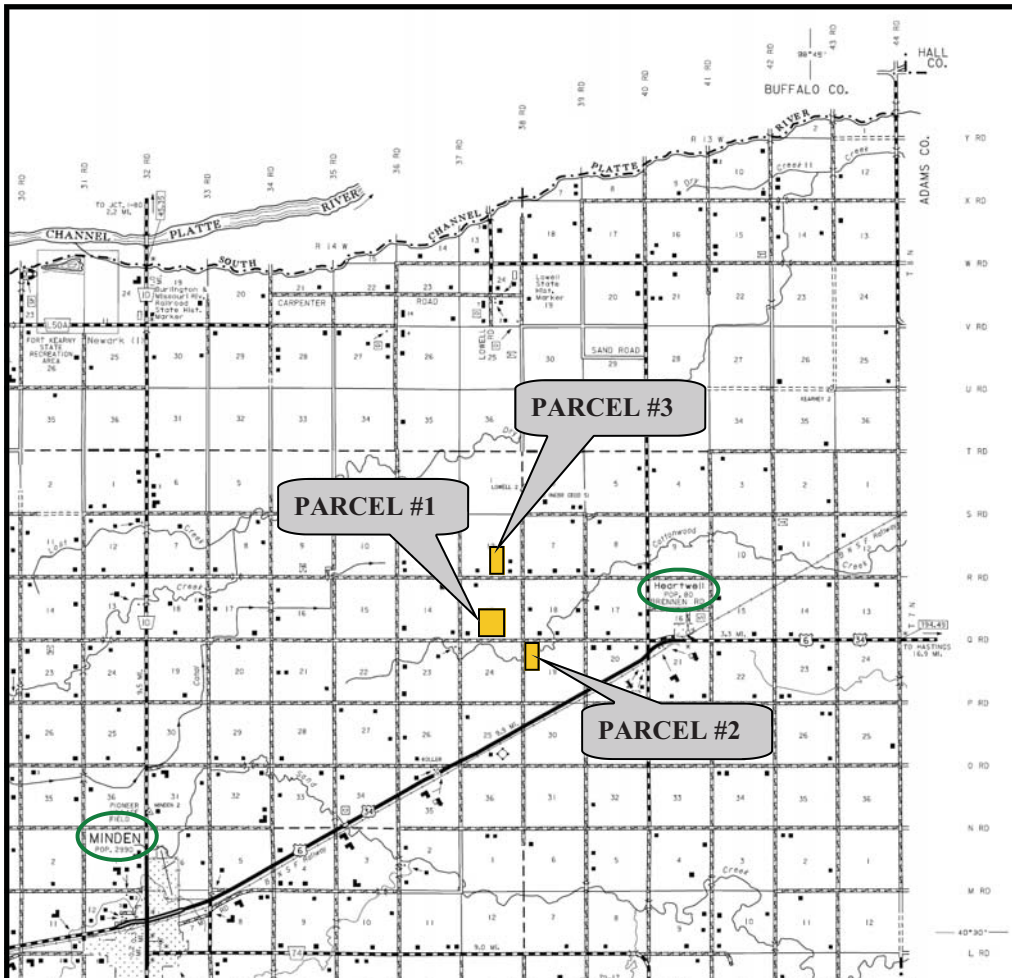


State: **Nebraska**  
 County: **Kearney**  
 Location: **019-007N-013W**  
 Township: **Eaton**  
 Acres: **76.3**  
 Date: **11/4/2011**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

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	Grain sorghum	Grain sorghum Irrigated	Winter wheat	
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	44	57.7%		Ile	Ile	65	3.6	5.8	51	156	65	115	49	
9063	Kenesaw silt loam, 0 to 1 percent slopes	15.4	20.2%		Ilc	I	71	2.8	6.1	65	162	72	120	59	
2580	Coly silt loam, 3 to 6 percent slopes	9.4	12.3%		Ille	Ille	54	2	5	35	132	39	95	35	
2533	Coly silt loam, 11 to 30 percent slopes	7.5	9.8%		Vle		42								
<b>Weighted Average</b>								<b>62.6</b>	<b>2.9</b>	<b>5.2</b>	<b>46.9</b>	<b>139</b>	<b>56.8</b>	<b>102.3</b>	<b>44.5</b>



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# LAND FOR SALE

## KUEHN FARM Kearney County, Nebraska Parcel #3



**Location:** Located approximately 3 1/2 miles northwest of Heartwell or 5 miles north and 5 1/2 miles east of Minden, in Kearney County, Nebraska.  
(property located on R Road)

### Legal

**Description:** W1/2 SE1/4 Section 12-T7N-R14W of the 6th P.M., Kearney County, Nebraska.

### Property

**Description:** Kearney County Assessor indicates a total of 74.56 acres. Farm consists of dry cropland with a wetland area. (The boundaries and final acreage to be determined by a survey)

### Farm Service Agency

**Information:** Total Cropland - 74.8 acres  
Government Base Acres

Wheat 41.7 acres at 38 bu/acre

Oats 1.3 acres at 45 bu/acre

Grain Sorghum 23.7 acres at 75 bu/acre  
( yields are for both direct and counter cyclical payments)

**Soils:** Soils consist of Class II and III Hersh fine sandy loams, along with Coly and Kenesaw silt loams, with slopes ranging from 0-6%.

### Real Estate

**Taxes:** 2010 Real Estate Taxes - \$1,186.42

**List Price:** \$249,000.00                      Cash

**Comments:** This is a productive farm located in a strong farming community. Farm sells subject to a 2012 cash farm lease.

**Contact:** **Bart Woodward, Listing Broker - (308) 233-4605**  
Bryan Danburg, Sales Person - (308) 380-3488  
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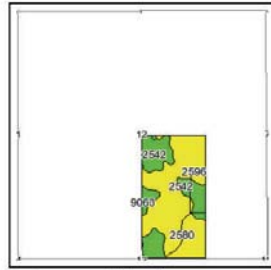
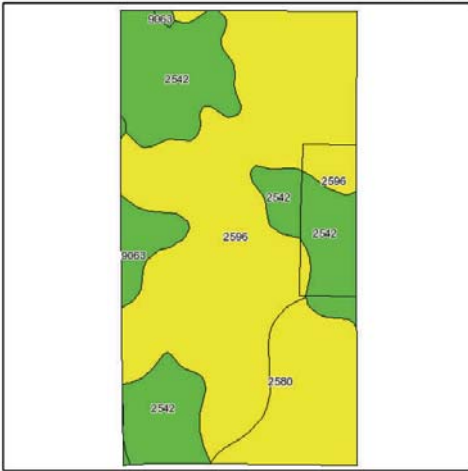
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# PARCEL #3 - Aerial

**Soils Map**



State: Nebraska  
 County: Kearney  
 Location: 012-007N-014W  
 Township: Liberty  
 Acres: 81.2  
 Date: 11/4/2011



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Com Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2596	Hersh fine sandy loam, 3 to 6 percent slopes	44.2	54.4%		Ille	Ille	59	1.8	4.2	40	144	43	85
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	22.6	27.8%		Ille	Ille	65	3.6	5.8	51	156	65	115
2580	Coly silt loam, 3 to 6 percent slopes	11.3	14.0%		Ille	Ille	54	.2	5	35	132	39	95
9063	Kenesaw silt loam, 0 to 1 percent slopes	3.1	3.9%		Ilc		71	2.8	6.1	65	162	72	120
<b>Weighted Average</b>							<b>60.5</b>	<b>2.4</b>	<b>4.8</b>	<b>43.4</b>	<b>146.5</b>	<b>49.7</b>	<b>96.2</b>



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