

LAND FOR SALE

LANE FARM - PARCEL #1

Location: 4 miles north and 1 1/2 miles west of Holstein, or 6 miles south and 1/2 mile west of Kenesaw, Nebraska. Access is provided by county gravel roads. (located on the corner of North Oak Ridge Road, and South Winchester Avenue)

Legal

Description: NW1/4 Section 4-T6N-R12W of the 6th P.M., Adams County, Nebraska.

Property

Description: Adams County Assessor indicates a total of 159.58 acres. Farm consists of good quality pivot irrigated cropland with pasture and grain storage.

Building

Improvements: 14,000 bushel bin with full aeration floor, 8,000 bushel bin with full aeration floor. (all fans and augers sell with bin site)



FSA

Information: Adams County Farm #2329 Track #6742 Total Cropland - 126.4 acres
Government base acres -
Corn 124.4 acres with direct yield of 122 bu/acre and counter cyclical yield of 144 bu/acre
Soybeans 2.0 acres with direct yield of 26 bu/acre and counter cyclical yield of 31 bu/acre

Irrigation

Information:

Water for irrigation is provided by a well located at the pivot point.
Well Registration: G063886 Completion Date: 5/17/1980 @ 700 gpm
Well Depth: 201' Static Water Level 65'
Pumping Level 78' Column 9"
Pump - Western Land Roller Gearhead - Randolph 80 hp
Power Unit - John Deere Model 6404 diesel
1,000 gallon diesel fuel tank
9 tower T & L Hydraulic pivot
Property is located in the Little Blue Natural Resource District.

Soils:

Soils consist primarily of Holder, Kenesaw, and Hobbs silt and silty clay loams, with slopes of 0-11%.



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Buyers should verify all information, including items of income and expenses.

Livestock

Water: Livestock water is provided by a small dugout and Cottonwood Creek which bisects the pasture north to south.

Taxes: 2006 Real Estate Tax – \$2,660.88

List Price: \$475,000 **Terms:** Cash

Comment: A productive farm located in a strong farming community. The cropland is highly productive, while the pasture has good grass cover along with having both haying and grazing capability.

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