

LAND FOR SALE



Lost Creek Combo

SOLD
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Location:

3 miles north of Oshkosh, NE on county gravel

Legal Description:

Part of Section 2 & Part of Section 11 - 7N-R44W of the 6th P.M., Garden County, Nebraska.

Acres:

Approximately 710 acres (See Aerial Map—To be surveyed out upon sale of property.)

Taxes:

Approximately \$4,700 presently combined with other land.

Land Use:

440 acres pivot irrigated, 74 acres dryland alfalfa and 186 acres pasture.

FSA Info:

Farm #295 - Tract #484 — Presently combined with other lands. Bases to be split out under owner designation as follows: Wheat - 63.2 Ac at 45 Bu; Oats - 1.8 Ac at 42 Bu; Corn - 313.5 Ac at 101 Bu; Grain Sorghum - 1.3 Ac at 36 Bu; Soybeans - 37.8 Ac at 27 Bu; Barley - 5.9 Ac at 40 Bu. Currently there is 33.3 Ac in EQIP with payments in 2010 and 2011 at \$4,296/year. There is a Wetlands Enhancement Contract for 2010 that a new buyer may assume if he so chooses.

Water:

This farm is in the North Platte NRD with 499 Certified Irrigated Acres with a current 18" allocation. (Note: This allocation could be changed for 2010 and subsequent years.) 7 Irrigation Wells - NE Well Reg. #s A-004950, G-036797, G-036798, G-036799, G-058566, G-058667 and G-069309 with pumping levels from 44' to 129'.

Soils:

Some Class II Bayard fine sandy loams; majority of Class IV Sarben, Valentine, Almeria, Scoville loamy fine sand with some Lewellen loams.

Improvements & Equipment:

There is a new submersible pump and well with pipeline to 3 new rubber tire tanks, 1 windmill with 2 tanks, 1 older Lockwood Hydracycle pivot, 1 - 10 tower Hygromatic, 1 - 5 tower Hygromatic, both with Valley Electric Conversions in 2005, 1 - 9 tower Valley Elec, 1 - 10 tower Lockwood Elec., seven 40-60 HP electric motors, seven irrigation pumps.

Price:

\$1,000,000.00

Comments:

The irrigation equipment has been upgraded over the last 4 years and production of alfalfa, corn, wheat and beans has improved immensely. It has an abundance of pheasants, turkey and deer. Ducks and geese also come from the North Platte River Game Refuge and the Crescent Lake National Wildlife Refuge to feed on the pivots.

Contact:

Mike Polk, Listing Agent: 308-534-9240, email: mike@agriaffiliates.com

Loren Johnson, Bruce Dodson, Jerry Weaver, Dallas Dodson, Jerry Sloan or Duane McClain

Offered Exclusively By:

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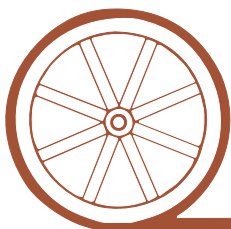
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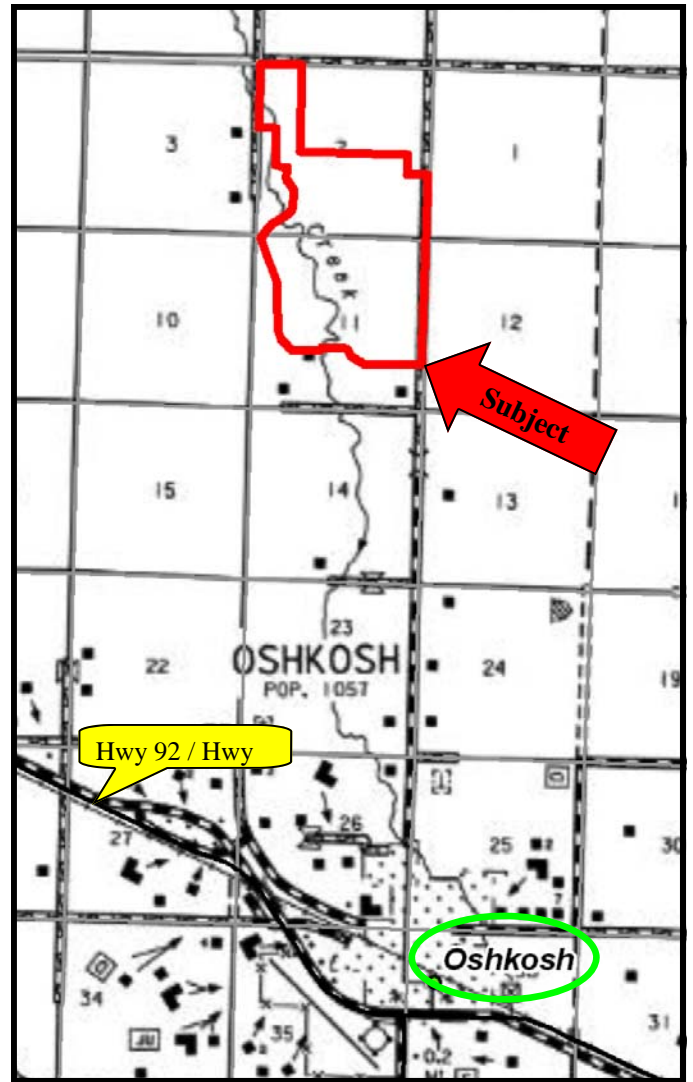
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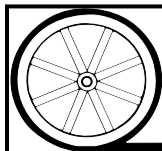
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