

LAND FOR SALE

Northwest Oshkosh Farm

Location: 8 miles North of Oshkosh, Nebraska on County Road 179 and then 1 mile West on County Road 74.

Legal Description: NE1/4, SW1/4SE1/4 of Section 10; W1/2E1/2 & E1/2W1/2 of Section 15; NE1/4 of Section 22. All in T18N, R44W of the 6th P.M. of Garden County, NE.

Acres: 600 Tax Assessed Acres

Taxes: 2009 taxes payable in 2010 - \$3,183.36

Land Use: 265 acres center pivot irrigated, 95 acres CRP Trees, 155 acres dryland, 8 acres old building site and 60 acres unfenced, unwatered grass, roads & waste.

FSA Info: Farm #2257 Tract #1768; 188.3 Ac. Wheat base at 38 Bu.; 2 Ac. Oat Base at 40 Bu.; CRP Tree Contract #230A with 95.4 acres enrolled at \$39.51/Ac.; Annual payment of \$3,769 thru September 2019.

Water: NE Well Registrations - G-069994 (1985) and G-071710 (1989) set up to pump 800 GPM from 152' at drilling and 800 GPM from 190' at drilling.

NRD: Located in the North Platte NRD; 265 certified irrigated acres. 56"/Ac. pumping allowed for 2010 -2013.

Soils: 32.8% Class VI Valentine fine sands; 51.6% Sarben loamy fine sand Class IV; Balance 15.6% Class IV Jayem & Dailey loamy fine sand.

Improvements & Equipment: 2 - 8 tower T&L Hydraulic Pivots (1985 & 1989 Models), 2 - Isuzu diesel engines with radiators and clutches, 2 - 1,000 gallon fuel tanks and one submersible well and pump at building site.

Price: \$550,000 Cash

Comments: 2 good T&L pivots with Tree CRP income through 2019. Old set of improvements with steel building set up for grain storage and shop combination.

Contact: Mike Polk, Listing Agent - 308-539-4446 or email at mike@agriaffiliates.com
Loren Johnson, Jerry Sloan, Duane McClain, Bruce Dodson, Jerry Weaver, Roger Leuhrs



SOLD

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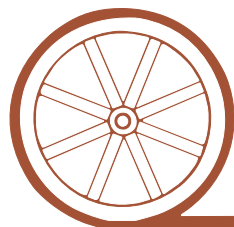
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...Providing Farm - Ranch Real Estate Services...

NORTH PLATTE OFFICE

P.O. Box 1166

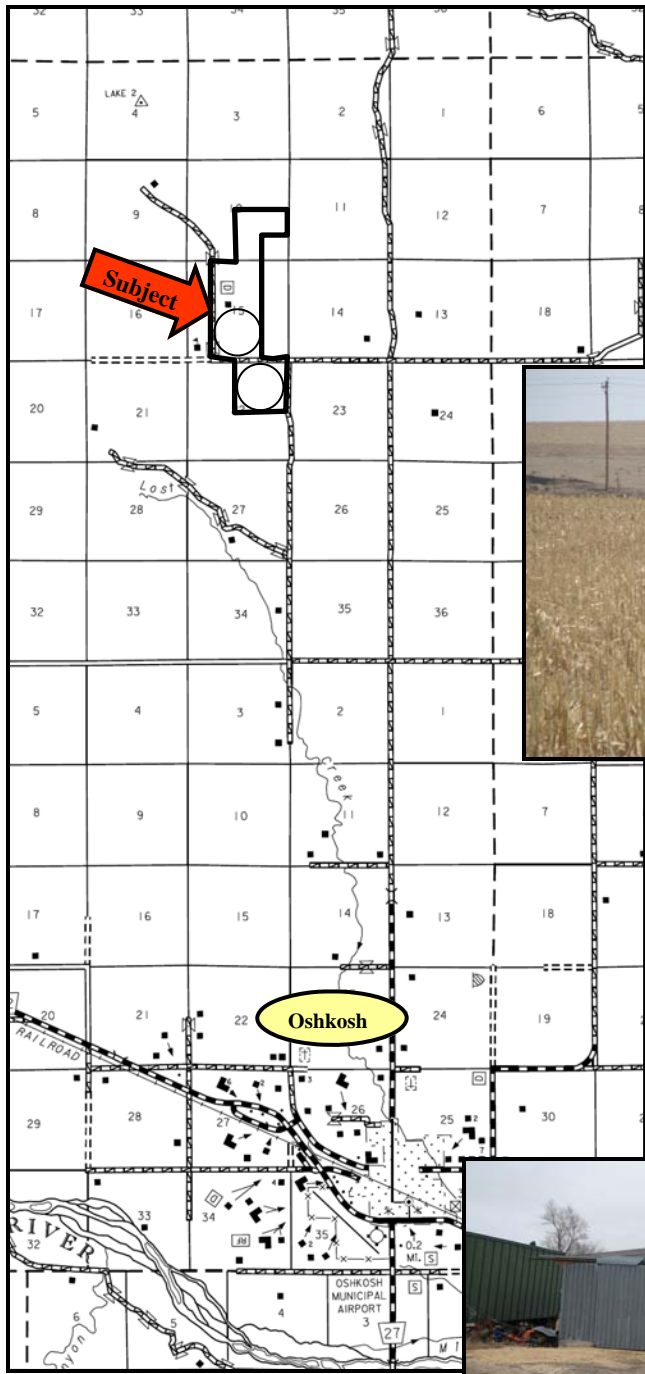
I-80 & US Hwy 83

North Platte, NE 69103

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(308) 534-9240

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 expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



South Pivot



North Pivot



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