

# LAND FOR SALE

## SPENCER PLOTS

**SOLD**

### Location:

2 Miles east of Potter, Nebraska, US Hwy 30 and 6 miles north on county gravel road. Road 83 and Road 42. [view our Current Listings HERE!](#)

### Legal Description:

S1/2N1/2 and S1/2 E33, Tract in Section 2-T15N-R52W of the 6th P.M., Cheyenne County, Nebraska.

### Acres:

425.34 Taxed acres

### Taxes:

2008 Taxes Payable in 2009: \$4,965.88

### Land Use:

305 Acres pivot irrigated and 125 acres non-irrigated cropland.

### FSA Info:

Farm #3461-Tract #3037-438.5 acres cropland base info: 251.0 acres corn base at 96 bu.; 65.5 acres wheat base at 49 bushel.

### Water:

NE Well registration # G-053846. Irrigation well and pump reworked in 2005. Set up to pump 1,100 GPM. 150 HP horizontal electric motor. Randolph gearhead, underground pipeline to east pivot. This property is in the South Platte NRD and is subject to an 80" allocation for years 2009 though 2012.

### Soils:

50% Class I irrigated Keith, Duroc, Johnstown, Kuma and Satanta soils; 28% Class II irrigated Keith, Alliance and Satanta loams, 17% Class III irrigated Altvan, Alliance, Rosebud, Sidney and Satanta loams. 5% Class IV and V Altvan and Sidney canyon complex.

### Improvements & Equipment:

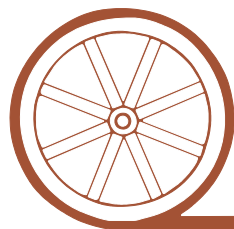
1 Valley electric pivot with Lo-Pressure drops, 1 Kroy pivot with Lo-Pressure drops and Valley electric conversion. New in 2008-Size 5 Allen Bradley panel and two flow meters.

### Price:

\$550,000 Cash

### Contact:

**Mike Polk, Listing Agent: 308-534-9240, email: [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
Loren Johnson, Bruce Dodson, Jerry Weaver, Jerry Sloan or Duane McClain at 308-534-9240



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