

LAND FOR SALE

STARK PIVOT IRRIGATED FARM PHELPS COUNTY, NEBRASKA

SOLD

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LOCATION: Located adjacent to the community of Loomis, Nebraska, with access provided by new Loomis-Overton Road bordering the west and a deeded easement road extending from Ludeke Street to the property's south border.

LEGAL DESCRIPTION: Part of the NW1/4 Section 17-T6N-R19W of the 6th P.M., Phelps County, Nebraska.



PROPERTY

DESCRIPTION: Phelps County Assessor indicates a total of 135.57 acres. Farm consists of pivot irrigated cropland with gravity irrigated and dry crop corners, along with grassland.

FARM SERVICE AGENCY

INFORMATION: Total cropland acres - 125.4 acres
Government base acres:
 Corn 118.5 acres at 135 bu/acre
 Soybeans 6.3 acres at 41 bu/acre
(yields are for both direct and counter cyclical payments)
All cropland is considered non-highly erodible by the NRCS)

IRRIGATION

INFORMATION: Water for irrigation is provided by a well and water rights from the Central Nebraska Public Power & Irrigation District. Information pertaining to Stark Farm is as follows:
Well registration G032462
Completion Date 4/13/2005 at 1,000 gpm
Well Depth 400'
Static Water Level 119'
Pumping Level 164'
Column 8"
Pump - Sargent Gearhead - Amarillo 100 hp
A tenant owned diesel engine provides power to the well and water is distributed by a tenant owned pivot irrigation system. **(The diesel power unit, fuel tanks, and pivot irrigation system are tenant owned, and do not sell with property)**

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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. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

WATER RIGHT INFORMATION:

Stark Farm has 129.0 contract acre water rights from the Central Nebraska Public Power & Irrigation District. Current cost of the water is \$29.35 for the first 9 inches, with additional water charged at \$1.03 per inch.

NRD INFORMATION:

Stark Farm is located within the Tri-Basin Natural Resource District (NRD), and contains 126.2 certified irrigated acres.

SOILS:

Soils consist primarily of Class I & II Holdrege silt loams, with slopes of 0-3%, and minor amounts of Class II Butler silt loam, and Class III Holdrege silt loams.

TAXES:

2010 Real Estate Tax - \$3,864.80

LIST PRICE:

\$850,000 CASH

COMMENTS:

This is a well maintained, very productive farm located in a strong farming community. Farm sells subject to a 2011 cash farm lease.

CONTACT:

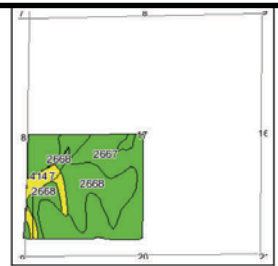
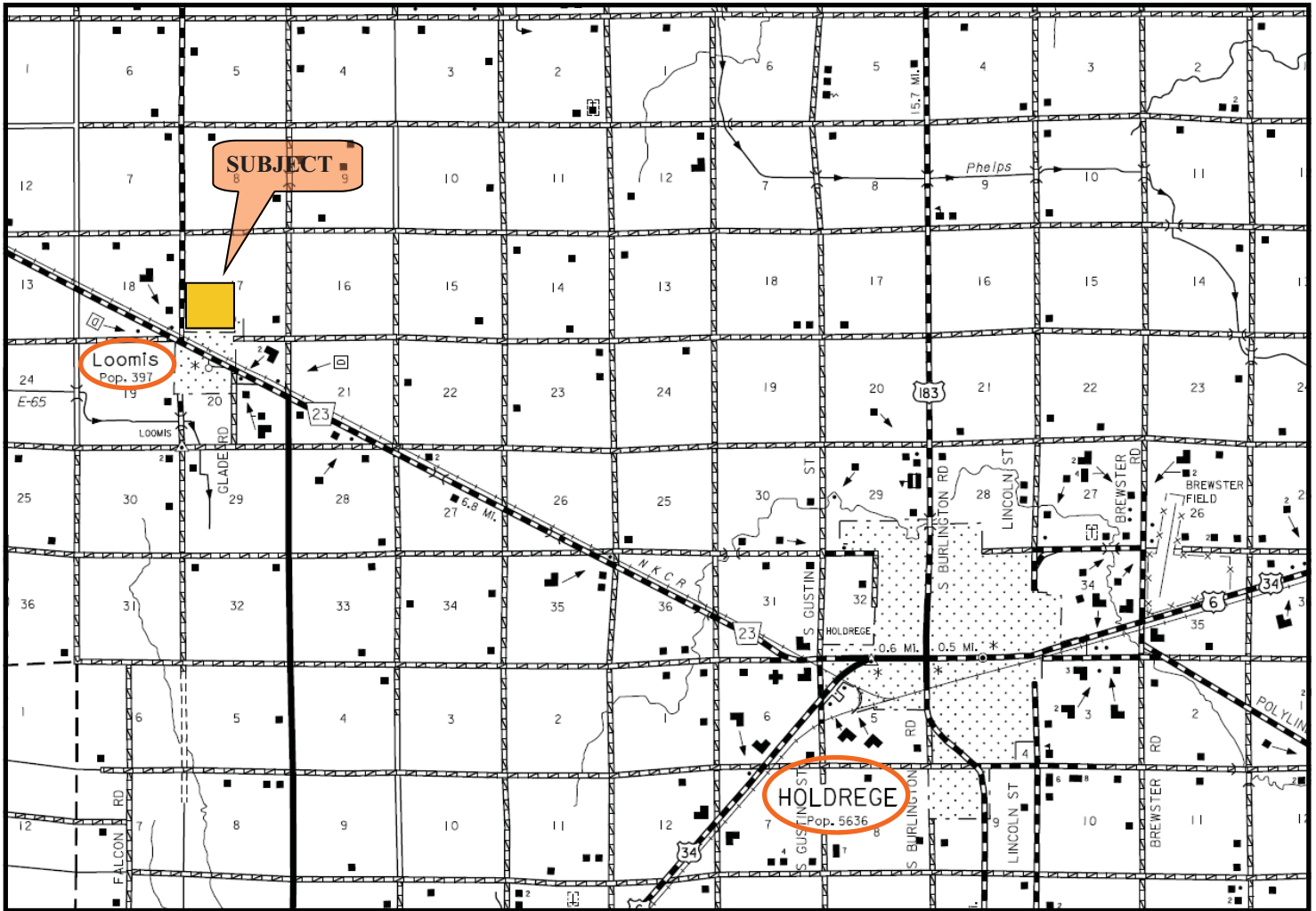
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City of Loomis





State: Nebraska
 County: Phelps
 Location: 017-006N-019W
 Township: Laird
 Acres: 136.8
 Date: 2/9/2011

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

Maps provided by:
surety
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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	Soybeans irrigated	
2667	Holdrege silt loam, 0 to 1 percent slopes	72.8	53.2%		IIC	I	69	4.3	7	67	150	80	160	44	
2668	Holdrege silt loam, 1 to 3 percent slopes	49.9	36.5%		IIE	IIE	68	3.4	6	61	140	72	145	39	
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	9.6	7.0%		IIIC	IIIE	64	2.2	2.5	29	110	32			
2670	Holdrege silt loam, 3 to 7 percent slopes	2.6	1.9%		IIIE	IIIE	65	3.4	5.5	51	120	64	110		
3820	Butler silt loam, 0 to 1 percent slopes	1.9	1.4%		IIW	IIW	68	3.7	6	55	135	72	140	42	
Weighted Average								68.2	3.8	6.3	61.7	142.8	73.3	142.1	38.2

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