

LAND FOR SALE

THIEL TRUST FARM Keith County, Nebraska Pivot Irrigated Quarter

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Location: Located in southern Keith County, approximately 9 miles south and 4 1/2 miles east of Roscoe. (Property located on the corner of East M and East 100 Road.)

Legal

Description: SE1/4 Section 13-T12N-R37W of the 6th P.M., Keith County, Nebraska.

Property

Description: Keith County Assessor indicates a total of 158.43 acres. Farm consists of a pivot irrigated quarter with dry crop corners.

FSA

Information: Total Cropland - 157.7 acres
Government Base Acres

Wheat 36.6 acres (direct yield of 37, counter cyclical yield of 68)

Corn 79.0 acres (direct yield of 40, counter cyclical yield of 131)

Soybeans 39.4 acres (direct yield of 32, counter cyclical yield of 38)

All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Water for irrigation is provided by an electric well located at the pivot point. Irrigation well and equipment information is as follows:

Well Registration G088041 Completion Date 3/26/1996 at 750 gpm

Well Depth 405' Static Water Level 198' Pumping Level 300'

Column 9" Pump - Sargent,

(The 75hp electric motor, panel, and pivot irrigation system are tenant owned and do not sell with property.)

NRD

Information: The farm is located in the Twin Platte Natural Resource District (NRD), and contains 138.39 certified irrigated acres.

Soils:

Soils consist primarily of Class II Cuma silt loams, Santa loam, and Santa very fine sandy loams, along with a lesser amount of Class III Santa very fine sandy loam. Slopes range from 1-6%.

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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.

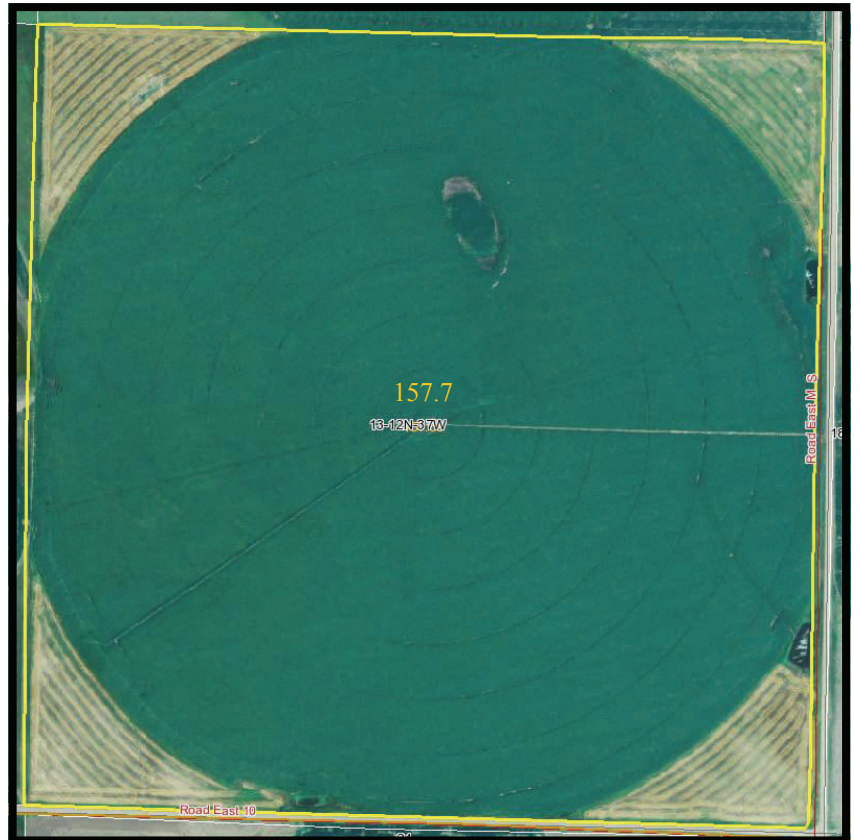
Taxes: 2010 Real Estate Tax - \$3,407.70

List Price: \$585,000.00 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: **Bart Woodward, Listing Broker - (308) 234-4969**
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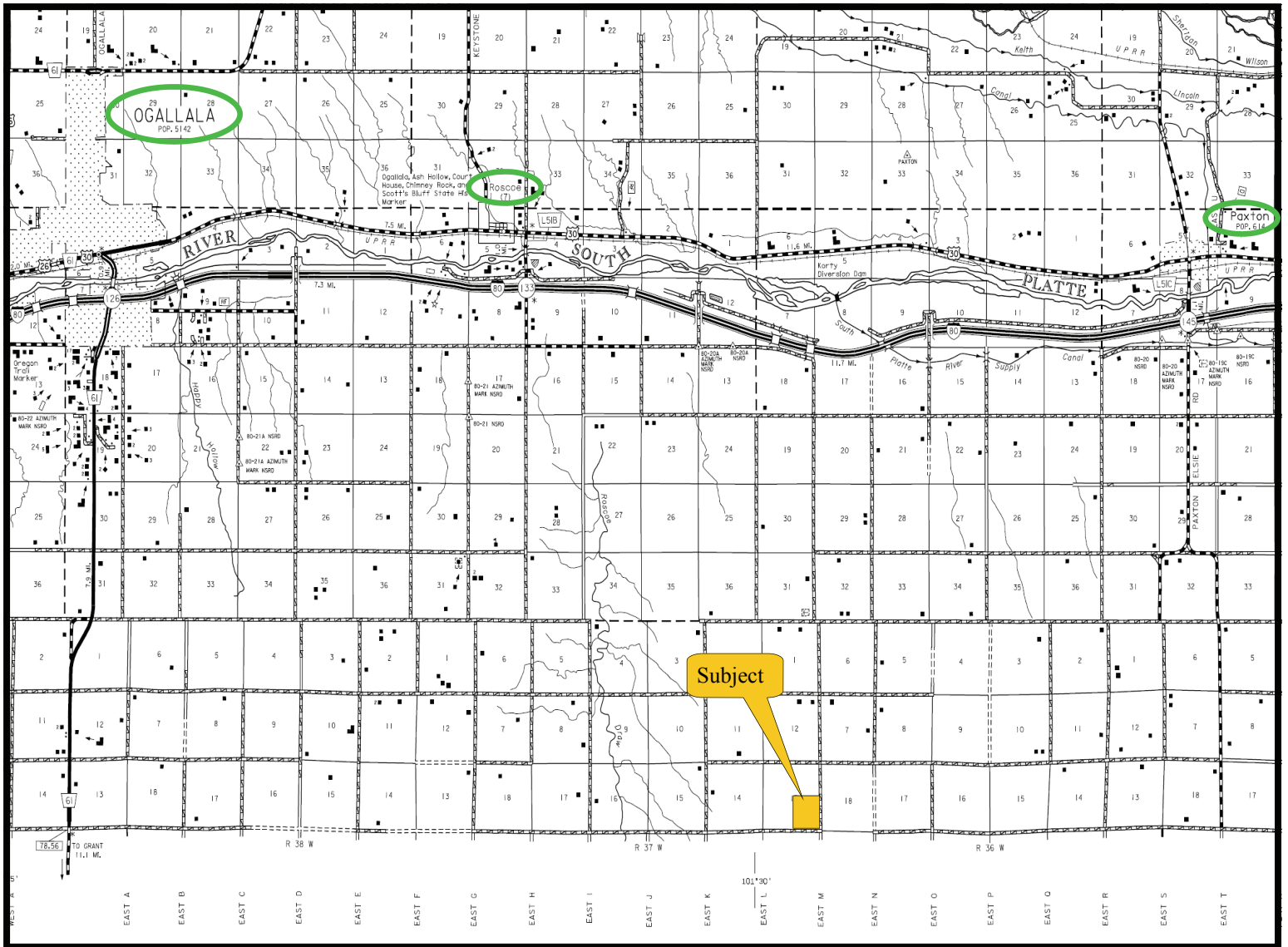
State: **Nebraska**
County: **Keith**
Location: **013-012N-037W**
Township: **Logan**
Acres: **157.7**
Date: **8/3/2011**



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 Irrigated	Alfalfa hay	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
1653	Kuma silt loam, 1 to 3 percent slopes	94.2	59.7%		Ile	Ile	60	6		175	38	80	
1811	Satanta loam, 1 to 3 percent slopes	42.1	26.7%		Ile	Ile	59	5.6		145			40
1819	Satanta very fine sandy loam, 3 to 6 percent slopes	19.8	12.6%		Ille	Ille	49	4.8	1.3	115			35
1818	Satanta very fine sandy loam, 1 to 3 percent slopes	1.6	1.0%		Ile	Ile	55	5.3	1.7	130			40
Weighted Average							58.3	5.7	0.2	159	22.7	47.8	15.5

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