

LAND FOR SALE

TUNKS FARM BUFFALO COUNTY, NEBRASKA

SOLD

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Location: 4 miles west of Kearney on U.S. Highway 30.

Legal

Description: N1/2 less tracts in the north and south, and less land utilized for railroad and road purposes, all in Section 2-T8N-R17W of the 6th P.M., Buffalo County, Nebraska, and the N1/2 SE1/4 and Lot 1 and the SE1/4 NE1/4 less land utilized for county road right of way and railroad purposes, Section 3-T8N-R17W of the 6th P.M., Buffalo County, Nebraska



Property

Description: Buffalo County assessor indicates a total of 381.6 acres. Farm consists of good quality cropland which also utilizes approximately 38.5 acres of railroad property that is currently farmed with the subject. Cropland is gravity irrigated with exception to 74 acres in the south, that is in alfalfa and has not been irrigated for several years.

FSA Info:

Buffalo County Farm #4760
Total cropland - 408.0 acres. (Railroad land is in combination with subject property)
Government Base Acres:
 Corn 273.6 acres with direct yield of 125 bu/ac and counter cyclical yield of 156 bu/acre
 Soybeans 70.6 acres with direct yield of 38 bu/ac and counter cyclical yield of 46 bu/ac
All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Water for irrigation is provided by 422 appropriated water rights from the Nebraska Public Power & Irrigation District. Farm receives water from the Kearney Canal, which has a water right priority date of 9/10/1882. Current cost of the water is approximately \$25.20 per irrigated acres. Farm receives 24 inches of water from four waterings. The farm has three pump sites along with one turnout.
Pump site #1 is located along the north border of the NE1/4 Section 2. It consists of a Bergen centrifugal pump powered by a 10 hp electric motor. Water is distributed by gated irrigation pipe.
Pump site #2 is located in the NW 1/4 south of the railroad tracks. It consists of a Gorman Rupp pump powered by 30 hp electric motor, both of which are located in a small wooden frame shelter.
Pump Site #3 is located in the northwest corner of the SW1/4 Section 2. It is equipped with an electric hook up.
Additional Irrigation Pipe - 9,720 feet of 8 inch gated aluminum and plastic irrigation pipe. 1,860 feet of 10 inch aluminum and plastic irrigation pipe.
The subject property is located in the Central Platte Natural Resource District. The Central Platte NRD indicates the subject property to have 405.9 certified irrigated acres.

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KEARNEY OFFICE
P.O. Box 1390
2418 East Hwy 30
Kearney NE 68848-1390
www.agriaffiliates.com
(308) 234-4969
Fax (308) 236-9776

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.

Railroad

Property: Bisecting the property east to west is a rail line of the Union Pacific Railroad. Approximately 38.5 acres of land owned by the railroad is currently being farmed with the subject. Current lease for this ground is \$1,500 per year.

Soils: Soils of the subject property consist primarily of Class I Hord, Hall and Cozad silt loams, along with lesser amounts of Class II and III Wood River, Cozad and Gibbon silt loams.

Taxes: 2008 Real Estate Taxes - \$9,982.40

List Price: **\$1,375,000** **Cash**

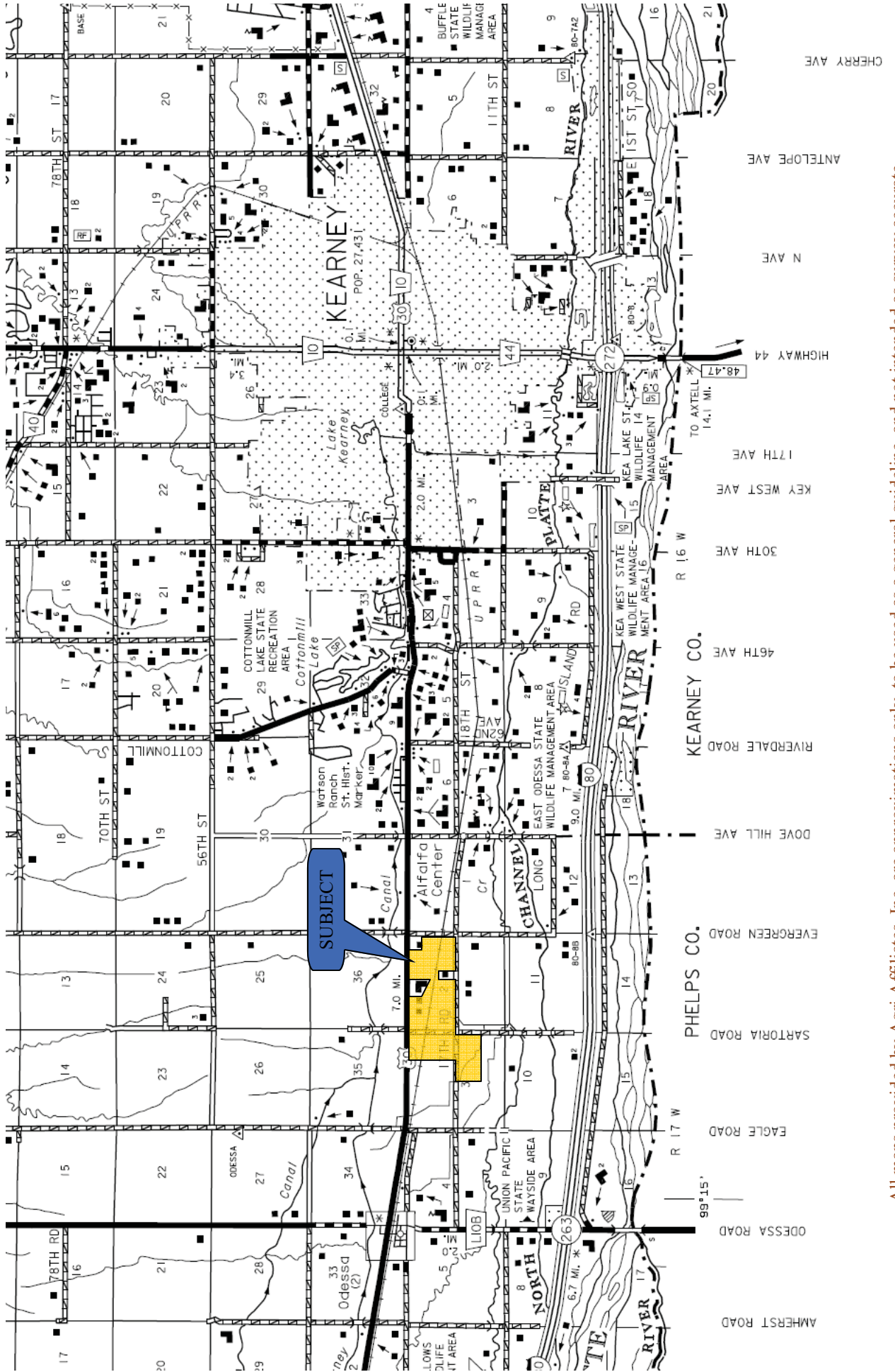
Comments: This is a very productive Platte Valley farm that has been well maintained and is located close to the community of Kearney.

Contact: Bart Woodward, Listing Broker - (308) 233-4605
Bryan Danburg, Salesperson - (308) 380-3488
David J. Frost, Broker - (308) 380-8321
Kent N. Richter, Salesperson - (308) 627-6465

bart@agriaffiliates.com
bryan@agriaffiliates.com
davef@agriaffiliates.com
kent@agriaffiliates.com



TUNKS FARM LOCATION MAP



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TUNKS FARM AERIAL PHOTO



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