

LAND FOR SALE



Location:

3 miles east of Big Springs, Nebraska on the south side of Interstate 80 or 8 miles west of Brule, Nebraska on Cty Rd West 50 to Cty Rd West O.

Legal Description:

That portion of NE1/4 Section 33-T13N-R41W of the 6th P.M., lying south of I-80 ROW, Keith County, NE.

Acres:

152.89 tax assessed acres

Taxes:

2013 taxes payable in 2014 - \$4,975.50 (Includes Occupation Tax)

Land Use:

117 pivot irrigated acres, balance in dryland corners.

FSA Info:

150.58 acres cropland; 146.1 acre Corn Base with 108 Bu yield.

Soils:

Excellent combination of Class II & III Lex and Lexsworth loam and Chappell Alice-Broadwater Complex soils.

Improvements & Equipment:

7 tower Zimmatic Growsmart Pivot with Lo-Pressure drops brand new in 2003 (15,131 hrs). Irrigation pipe was replaced with new aluminum pipe in 2011. 40 HP Electric Motor, WLR Pump reworked by Sargent Irrigation in May 2003 set up to pump 800 GPM at 30 PSI from 30'; Static level was 13' at drilling; Well depth 140'. **150.096 Certified Irrigated Acres with Twin Platte NRD.**

Price:

\$990,000

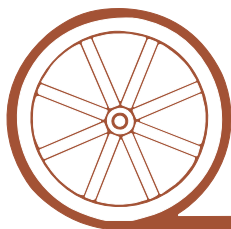
Comments:

This is highly productive property with excellent soils, good yields and high production wells. The area is subject to some hard water problems with the pivots.

Contact:

Mike Polk; Co-Listing Agent: 308-539-4446 or mike@agriaffiliates.com
Jerry Weaver; Co-Listing Agent: 308-539-4456 or jerry@agriaffiliates.com
Bruce Dodson, Loren Johnson, Chase Dodson, Don Walker, Greg Polk, Roger Luehrs, Tony Eggleston

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

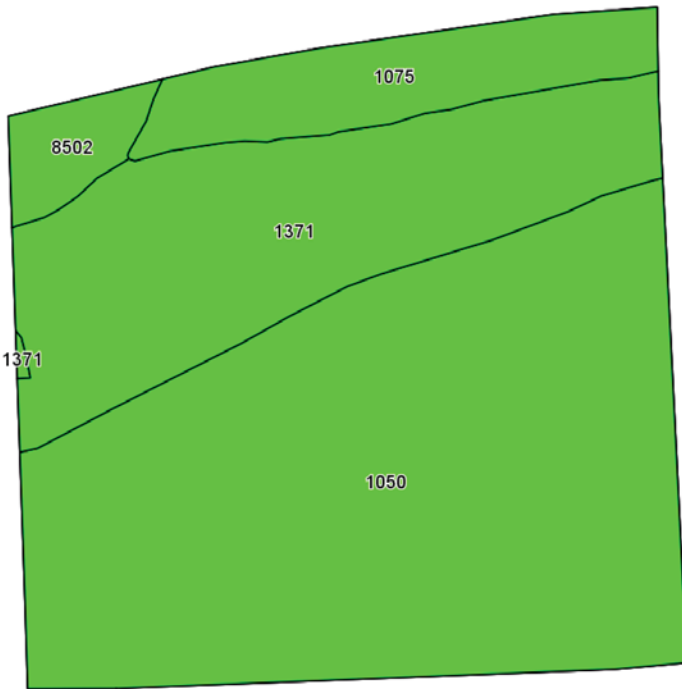
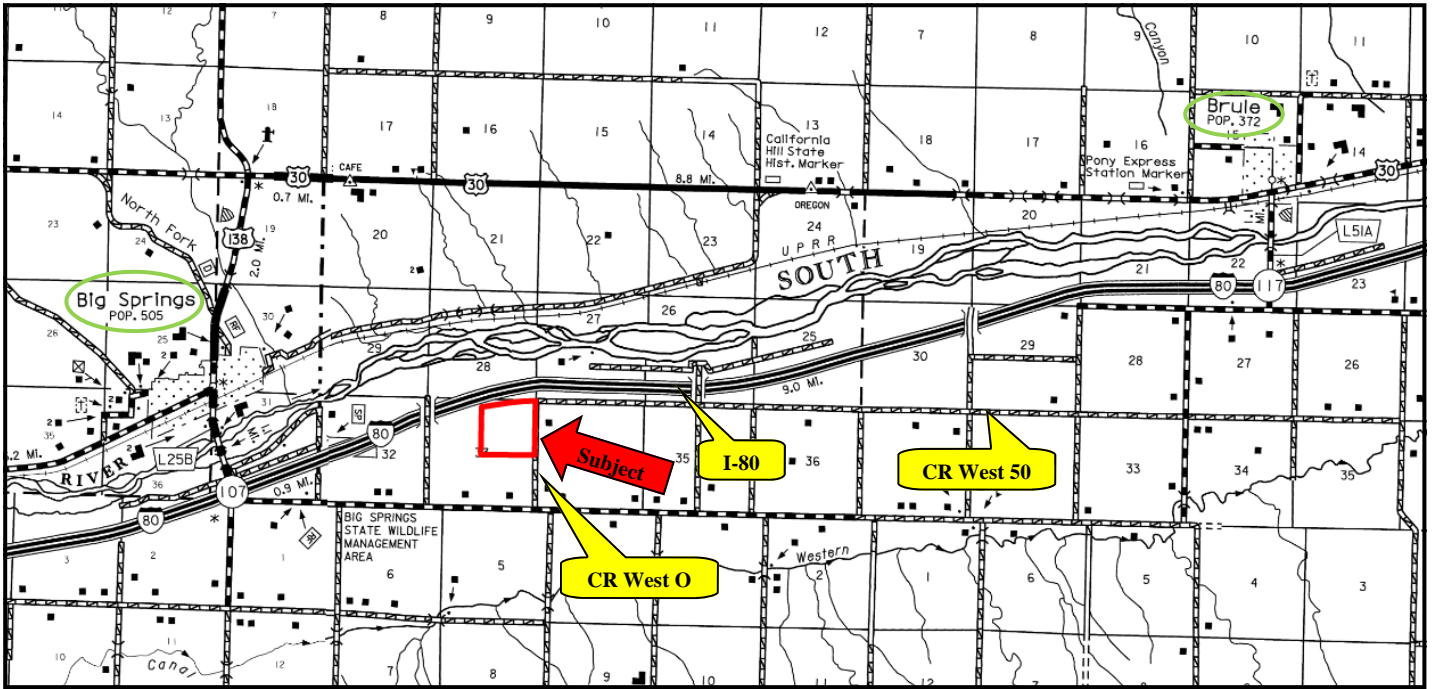
NORTH PLATTE OFFICE
P.O. Box 1166
I-80 & US Hwy 83
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

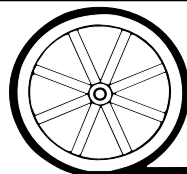


Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1050	Lexsworth loam, very rarely flooded	90.42	60.0%		IIIw	IIIw
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	41.02	27.2%		IVw	Ile
1075	Norwest loam, 0 to 2 percent slopes	14.67	9.7%		IIIw	IIIw
8502	Lex loam, rarely flooded	4.62	3.1%		IIIw	IIIw

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



AGRI AFFILIATES, INC.

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