

LAND FOR SALE

ST PAUL FARM WITH DEVELOPMENT POTENTIAL

PARCEL #1

HOWARD COUNTY NEBRASKA

SOLD

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LOCATION: Farm is located along the south edge of St Paul, Nebraska on U S Highway 281. (on the corner of Adams Street and U S Highway 281)

LEGAL DESCRIPTION: N1/2 NW1/4; SW1/4 NW1/4 and Lots 6 & 7 with exceptions; Section 10-T14N-R10W of the 6th P.M., Howard County, Nebraska.

PROPERTY DESCRIPTION: Howard County Assessor indicates a total of 180.0 acres. Farm consists of very productive pivot and gravity irrigated cropland with dry crop, pasture and Loup River Accretion. (Farm is considered to have commercial and/or residential development potential.)

FARM SERVICE AGENCY INFORMATION:

Total Cropland	106.6 acres
Govt Base Acres	
Wheat 6.1 at 29 bu/acre	
Corn 97.6 at 109 bu/acre	

IRRIGATION INFORMATION: Farm receives 97.1 acres of water rights from the Farwell Irrigation District, with distribution by gravity and a tenant owned pivot irrigation system, which does not sell with the property. Irrigation equipment includes 2,640 feet of 8 inch gated aluminum irrigation pipe. Farm is located in the Lower Loup Natural Resource District and contains 94.45 certified irrigated acres.

BUILDING IMPROVEMENTS: Farm contains a house that is considered uninhabitable.

SOILS: Cropland soils consist primarily of Hord and Darr silt loams, along with O'Neill loam, while the pasture soils consist primarily of Boel loam, and loamy fine sand.

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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.



REAL ESTATE TAXES: 2013 Real Estate Tax - \$5,752.28

ZONING: Zoned agricultural, however, farm is considered to have areas with commercial and/or residential development potential.

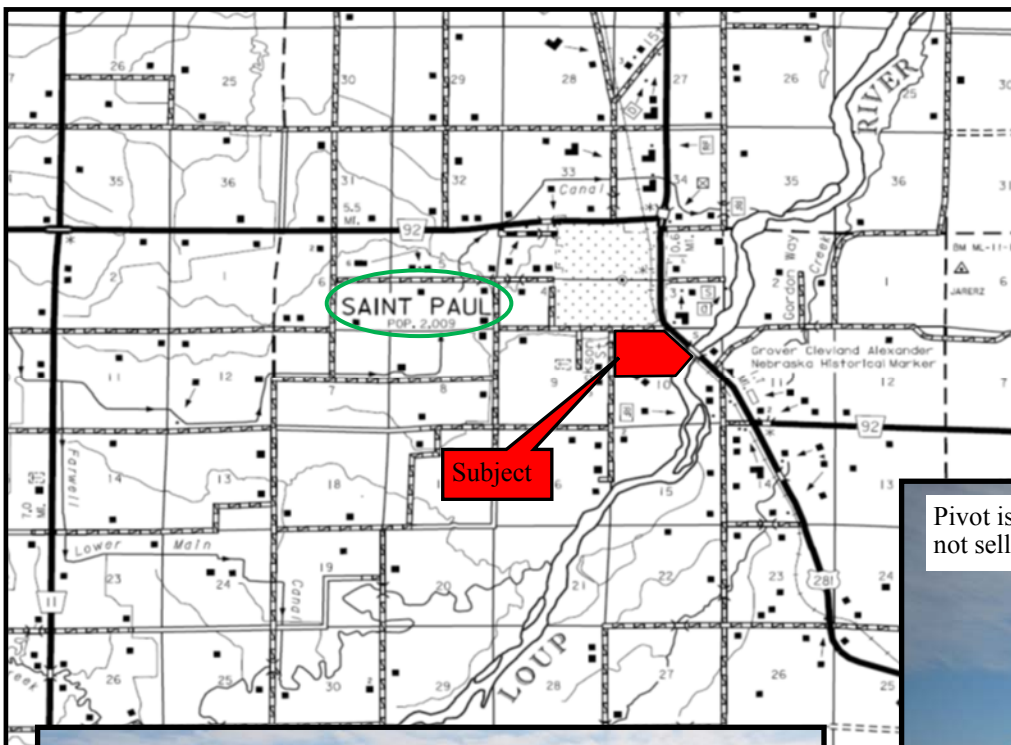
LEASE: Farm sells subject to a 2014 cash farm lease which terminates February 28, 2015.

LIST PRICE: **\$814,000.00**

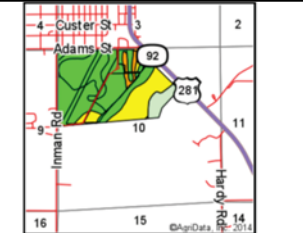
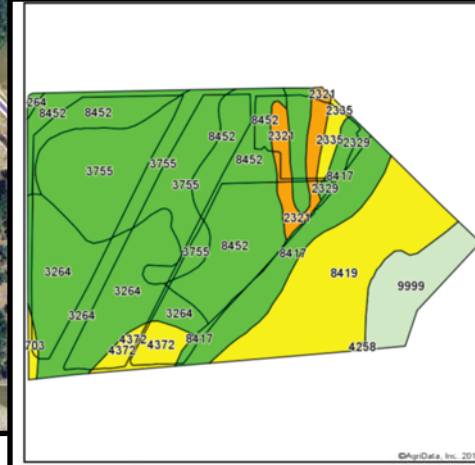
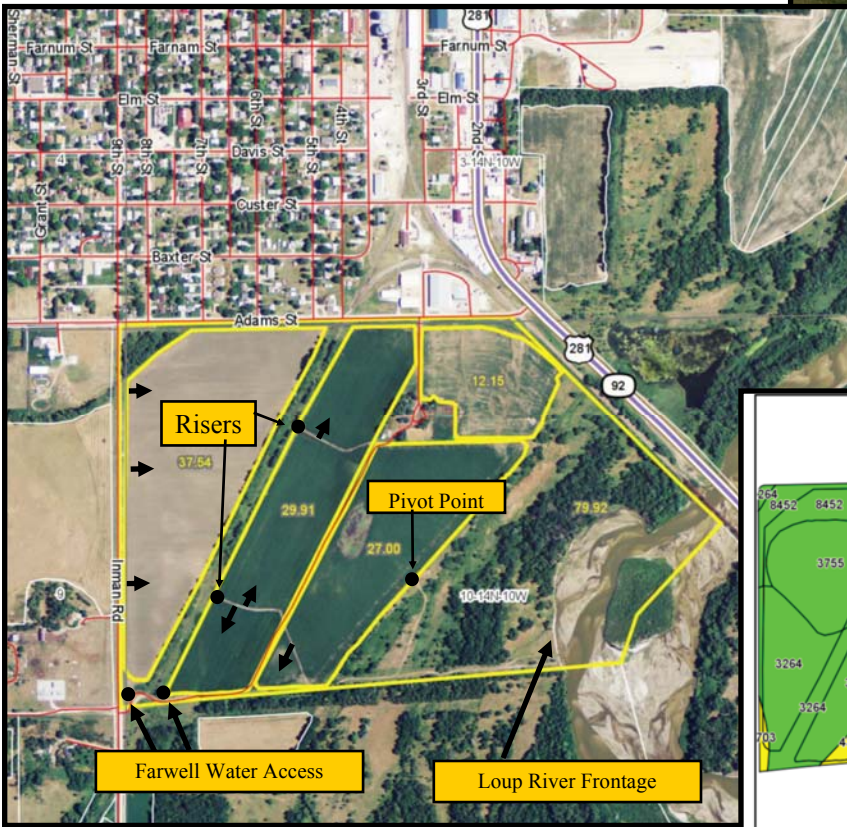
COMMENTS: This is a productive farm with excellent location, which offers agricultural and recreational amenity, along with having commercial and/or residential development potential. (Seller will consider additional parceling).

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State: **Nebraska**
 County: **Howard**
 Location: **10-14N-10W**
 Township: **St. Paul**
 Acres: **186.52**
 Date: **7/21/2014**



Area Symbol: NE093, Soil Area Version: 11

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	Winter wheat
8452	Darr silt loam, rarely flooded	36.90	19.8%		IIs	IIs	45	2.7	5.2	34	115	38	110	35
3755	Hord silt loam, rarely flooded	34.68	18.6%		Iic	I	74	3.3	6.4	47	150	53	125	42
3264	O'Neill loam, 0 to 2 percent slopes	34.50	18.5%		Iic	IIs	39	1.7	5	28	105	31	100	32
8419	Boel loamy fine sand, rarely flooded	31.34	16.8%		IVv	IVv	25	2.6	3.8	35	85	37	85	28
8417	Boel loam, rarely flooded	14.89	8.0%		IIIw	IIIw	36	2.8	4.2	42	95	44	92	32
9999	Water	11.99	6.4%						0					
2321	Inavale fine sand, 0 to 3 percent slopes	6.88	3.7%		Vle	IVe	30							
2329	Inavale loam, 0 to 3 percent slopes	6.76	3.6%		IIs	IIs	35	1.9	4	24	90	28	88	27
4372	Libory-Boelus fine sands	5.55	3.0%		IVe	IIIe	55	3.7	5	36	100	38	95	27
2335	Inavale loamy fine sand, 0 to 3 percent slopes	2.03	1.1%		IVe	IIIe	33	1.7	3.6	20	80	23	80	22
6703	Thurman loamy fine sand, 2 to 6 percent slopes	0.90	0.5%		IVe	IVe	31	1.9	3.8	27	85	30	82	28
4258	Almeria soils, occasionally flooded	0.10	0.1%		Vv		37							
Weighted Average							41.5	2.3	4.5	32.2	99.4	35.4	92.4	30.1

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