

LAND FOR SALE

Cheyenne County Pivot

Location:

2 miles north of Gurley, Nebraska on HWY 10 and then 11 miles west on Cty. Rd. 50 to Cty. Rd. 91 intersection.

Legal Description:

NE1/4 Section 20-T16N-R51W of the 6th P.M., Cheyenne County, Nebraska (excluding a 21.96 Acre Surveyed Tract)

Acres:

145.35 Tax Assessed Acres

Taxes:

2013 taxes payable in 2014 — \$3,452.84

Land Use:

124.74 Acres Pivot Irrigated, 18.4 Acres Dryland Corners. Pivot is presently in cornstalks.

FSA Info:

Farm #3803, Tract #3223. Wheat base - 89.7 Ac. at 37 Bu. Yield, Barley base - 3.2 Ac. at 37 Bu. Yield, Sunflower base - 6.1 Ac. at 653 lbs.

Water:

NE Well Reg. # G-1105873, 130 Certified Irrigated Acres, Drilled in 2000. Set up to pump 750 GPM from 324 ft. Well is registered in South Platte NRD and currently has 39.76" remaining through 2014 and 2015.

Soils:

55.3% Class I Duroc, Keith & Kuma loams 0-1% Slope; 44.7% Class II Keith and Santana loams 1-3% Slope.

Improvements & Equipment:

2004 9-tower Valley Electric Pivot with Lo-Pressure Drops, 1-100 HP Newman Electric Motor, 1-WLR Irrigation Pump.

Price:

\$629,000.00

Comments:

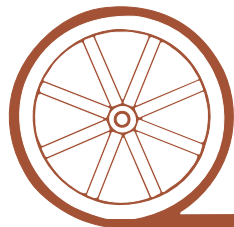
This is an excellent piece of farm ground with quality soils and newer equipment that should have many years of trouble-free operation.

Contact:

Mike Polk, Listing Agent: 308-539-4446 or email: mike@agriaffiliates.com or Roger Leuhrs - 308-631-2506 or Roger@agriaffiliates.com

Jerry Weaver, Bruce Dodson, Loren Johnson, Chase Dodson, Greg Polk, Tony Eggleston or Don Walker

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

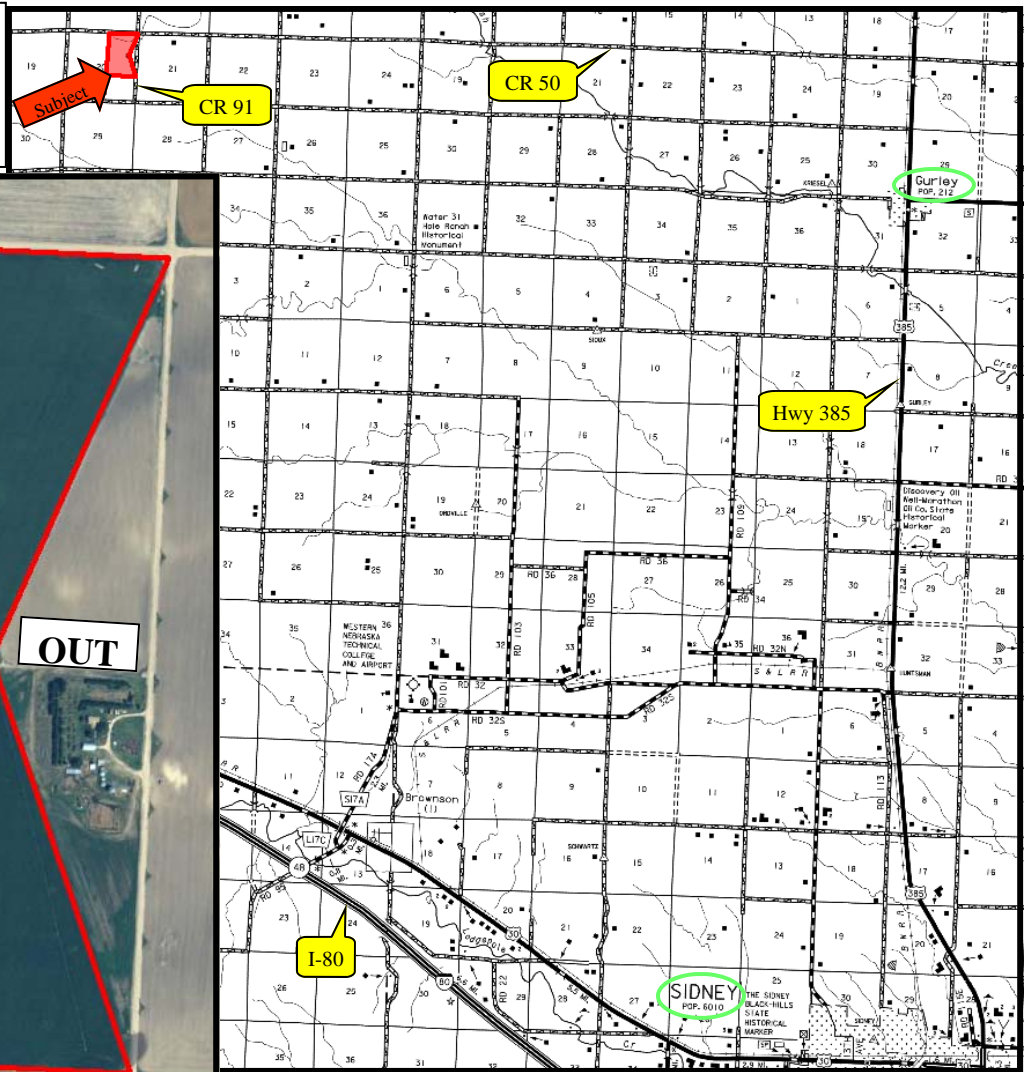
(308) 534-9240

Fax (308) 534-9244

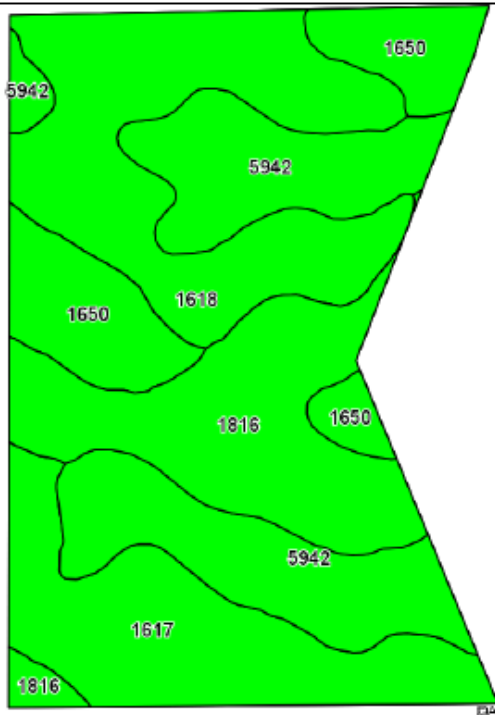


Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to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

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	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Barley	Barley Irrigated	Com Irrigated	Com silage Irrigated	Dry beans Irrigated	Grain sorghum	Grain sorghum Irrigated	Millet	Oats
1618	Keith loam, 1 to 3 percent slopes	36.20	25.1%		Ilc	Ile	63	5.8	1.5			145		38	38	105	22	
5942	Duroc loam, 0 to 1 percent slopes	34.89	24.2%		Ilc	I	56	6		38	70	150		40				36
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	28.73	19.0%		Ilc	Ile	57	5.3				138		38				24
1617	Keith loam, 0 to 1 percent slopes	25.85	17.9%		Ilc	I	64	6	1.7			150		42	40	115	25	
1650	Kuma loam, 0 to 1 percent slopes	18.47	12.8%		Ilc	I	58	6		36	80	180	28		38	80		
Weighted Average							59.6	5.8	0.7	13.3	27.2	150.2	3.6	34.3	21.6	57.2	14.8	8.7




AGRI AFFILIATES, INC.
...Providing Farm - Ranch Real Estate Services...