

LAND FOR SALE

FRENCH PROPERTY - PARCEL #1

SOLD

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Location: From Gothenburg, Nebraska, the farm is located 3 miles east on Road 767 then 1/4 mile south on Road 415.

Legal Description: SE1/4 NE1/4 Section 7-T11N-R24W of the 6th P.M., Dawson County, Nebraska.

Acres: Dawson County Assessor indicates a total of 40.11 acres.

Land Use: Farm consists of gravity irrigated and dry cropland.

FSA: Total Cropland - 40.0 acres with Corn Base - 32.0 acres at 140 bu/acre

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G-066784	Completion Date	3/23/1981
Gallons / Min	1,000 gpm	Well Depth	209'
Static Water Level	31'	Pumping Level	44'
Column	9"	Pump	Western Land Roller

The farm also has 20 acres of surface water rights from the Gothenburg Canal

NRD

Information: The farm has 39.6 certified irrigated acres with the Central Platte NRD.

Soils: Soils consist of Cozad, Hord, and Hall silt loams with slopes of 0-6%.

RE Taxes: 2012 real estate tax - \$1,546.96

List Price: **\$275,000.00** **Cash**

Comments: Farm sells subject to a one year cash farm lease which terminates December 31, 2013.

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Offered Exclusively By:



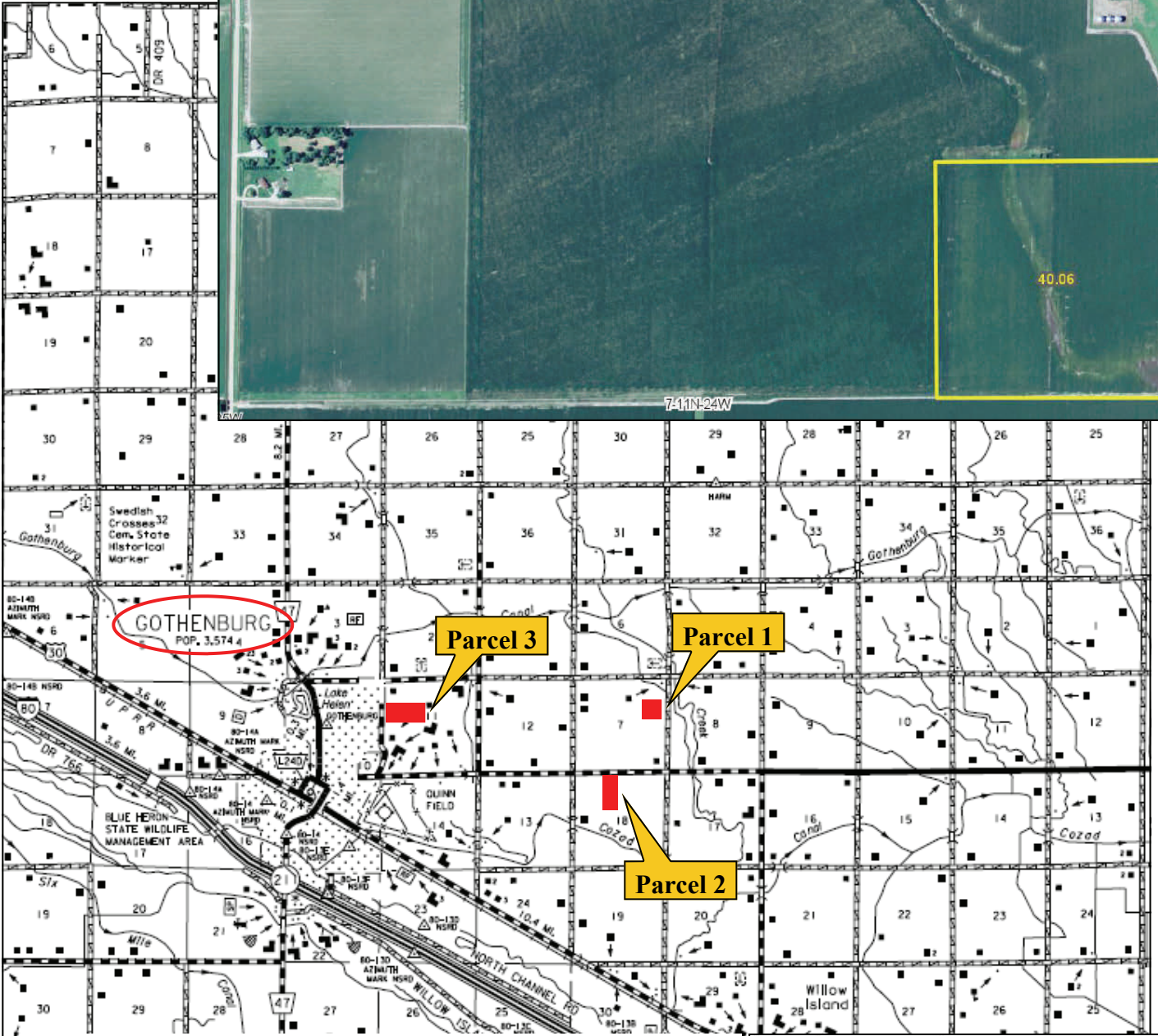
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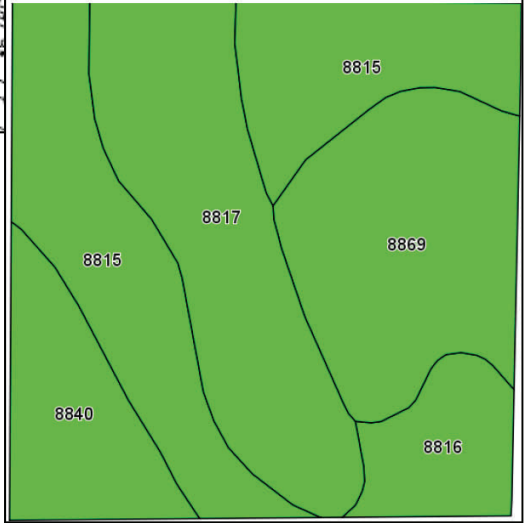
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided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



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
8815	Cozad silt loam, 0 to 1 percent slopes	12.8	32.0%		IIc	I
8817	Cozad silt loam, 3 to 6 percent slopes	10.2	25.4%		IIIe	IIIe
8869	Hord silt loam, 0 to 1 percent slopes	9.3	23.2%		IIc	I
8840	Hall silt loam, 0 to 1 percent slopes	4.6	11.6%		IIc	I
8816	Cozad silt loam, 1 to 3 percent slopes	3.1	7.8%		IIe	IIe



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