

LAND FOR SALE

FRENCH PROPERTY - PARCEL #2

SOLD

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Location: From Gothenburg, Nebraska, the farm is located 2 1/4 miles east on Road 766.

Legal

Description: North 65 A of E1/2 W1/2 Sec 18-T1 N-R24 W of the 6th T.M., Dawson County, Nebraska.

Acres: Dawson County Assessor indicates a total of 65 acres.

Land Use: Farm consists of gravity irrigated cropland.

FSA: Total Cropland - 65.5 acres with Corn Base - 53.6 acres at 140 bu/acre

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G-06744	Completion Date	8/23/2002
Gallons / Min	1,000 gpm	Well Depth	198'
Static Water Level	18'	Column	8"

Well water is pumped by a belt driven Sargent pump

The farm also has 65 acres of surface water rights from the Gothenburg Canal. Surface water is pumped by a Sargent pump equipped with a 30 HP US Motors electric motor. **Canal pump with electric motor and pump can are tenant owned and do not sell with property.**

NRD

Information: The farm has 65.5 certified irrigated acres with the Central Platte NRD.

Soils: Soils consist entirely of Class I Cozad silt loam with 0-1% slopes

RE Taxes: 2012 real estate tax - \$2,598.62

List Price: **\$700,000.00** **Cash**

Comments: Farm sells subject to a one year cash farm lease which terminates January 1, 2014.

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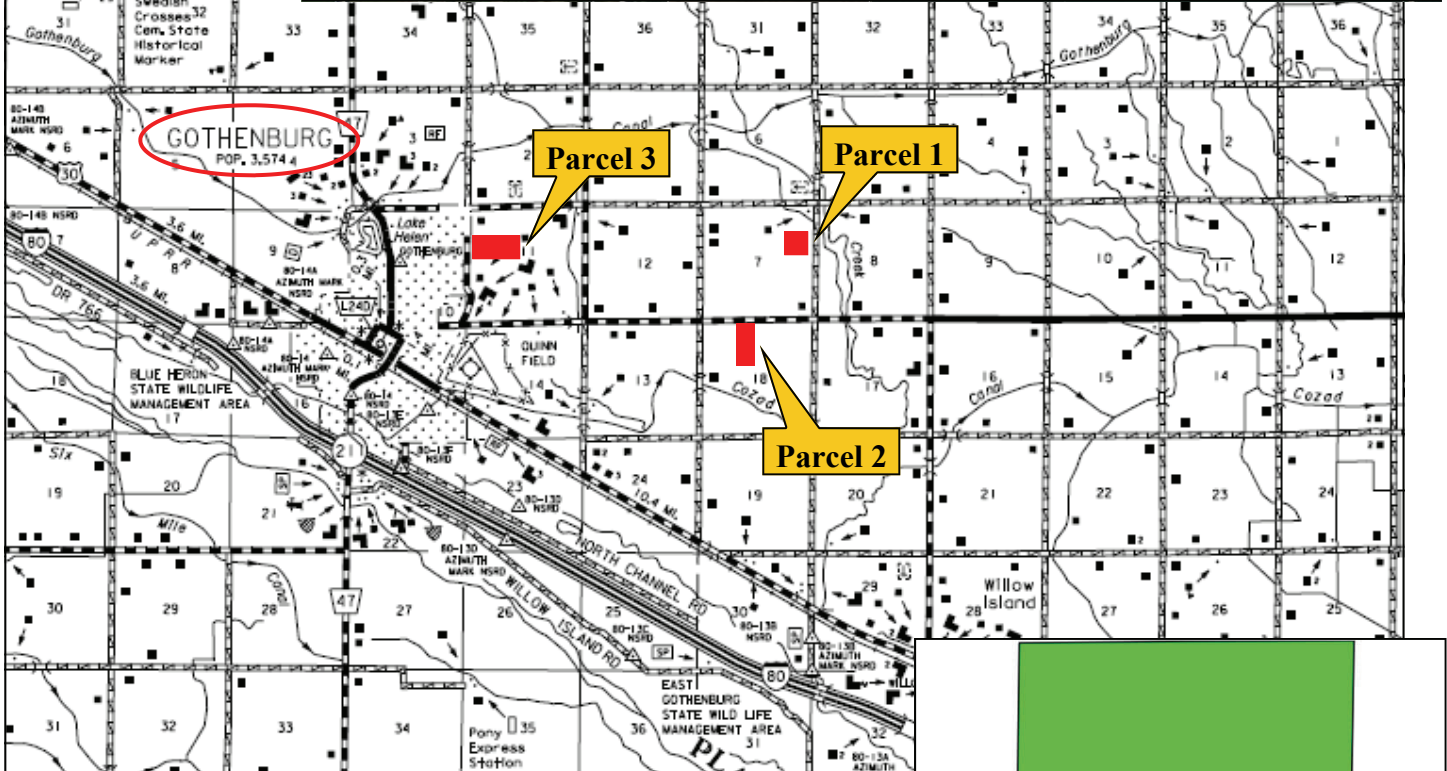
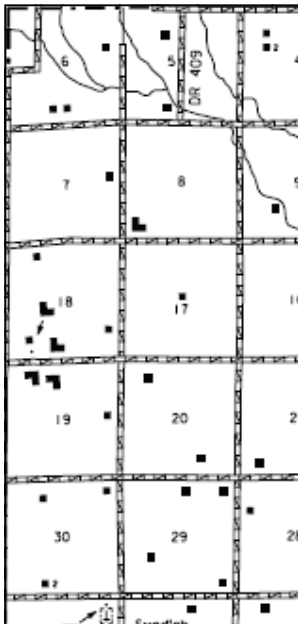
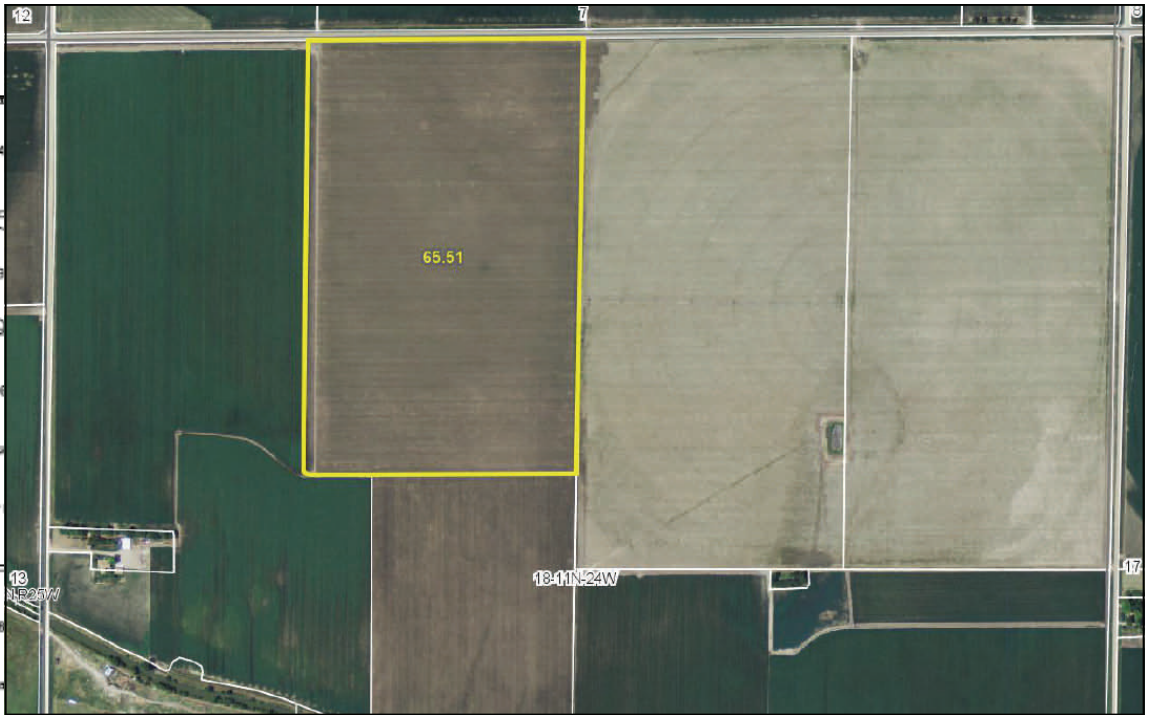
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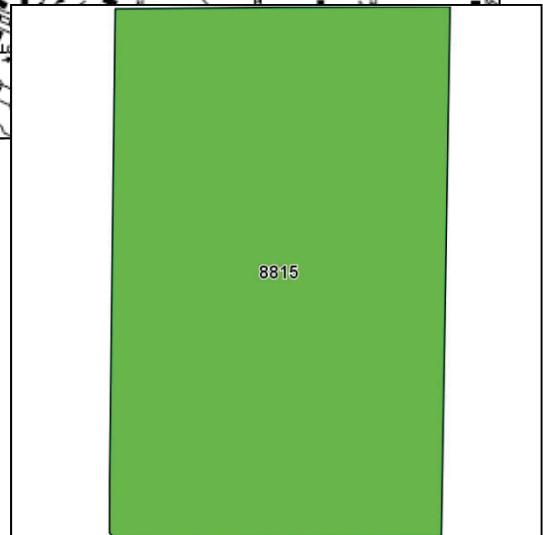
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided 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	65.5	100.0%		IIc	I



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