

LAND FOR SALE



FRENCH PROPERTY PARCEL #3

Location: The farm is located on the east edge of Gothenburg, Nebraska, on Avenue M.

Legal Description: S1/2 NW1/4 (Ex 40' Co ROW) Sec 11-T11N-R25W of the 6th P.M., Dawson County, Nebraska.

Acres: Dawson County Assessor indicates a total of 79.94 acres.

Land Use: Farm consists of a combination of pivot & gravity irrigated cropland.

FSA: Total Cropland - 80.5 acres with Corn Base - 63.1 acres at 124 bu/acre

Irrigation: Irrigation well and equipment information is as follows:

Well Registration	G-06745	Completion Date	7/9/1956
Gallons / Min	1,000 gpm	Well Depth	149'
Static Water Level	30'	Column	9"

Well water is pumped by a belt driven Western Land Roller pump equipped with a 20HP Marathon electric motor. The farm also has 72 acres of surface water rights from the Gothenburg Canal. Surface water is pumped by a Western Land Roller pump equipped with a 20 HP US Motors electric motor and applied by a tenant owned 7 tower Valley pivot. **The two electric motors, panels, canal bubbler screen, Western Land Roller pump at canal access, and the pivot irrigation system are tenant owned and do not sell with property.**

NRD Information: The farm has 78.5 certified irrigated acres with the Central Platte NRD.

Soils: Soils consist of Hord and Cozad silt loam with 0-6% slopes.

RE Taxes: 2012 real estate tax - \$3,155.36

List Price: **\$830,000.00** **Cash**

Comments: Farm sells subject to a two year cash farm lease which terminates February 28, 2015.

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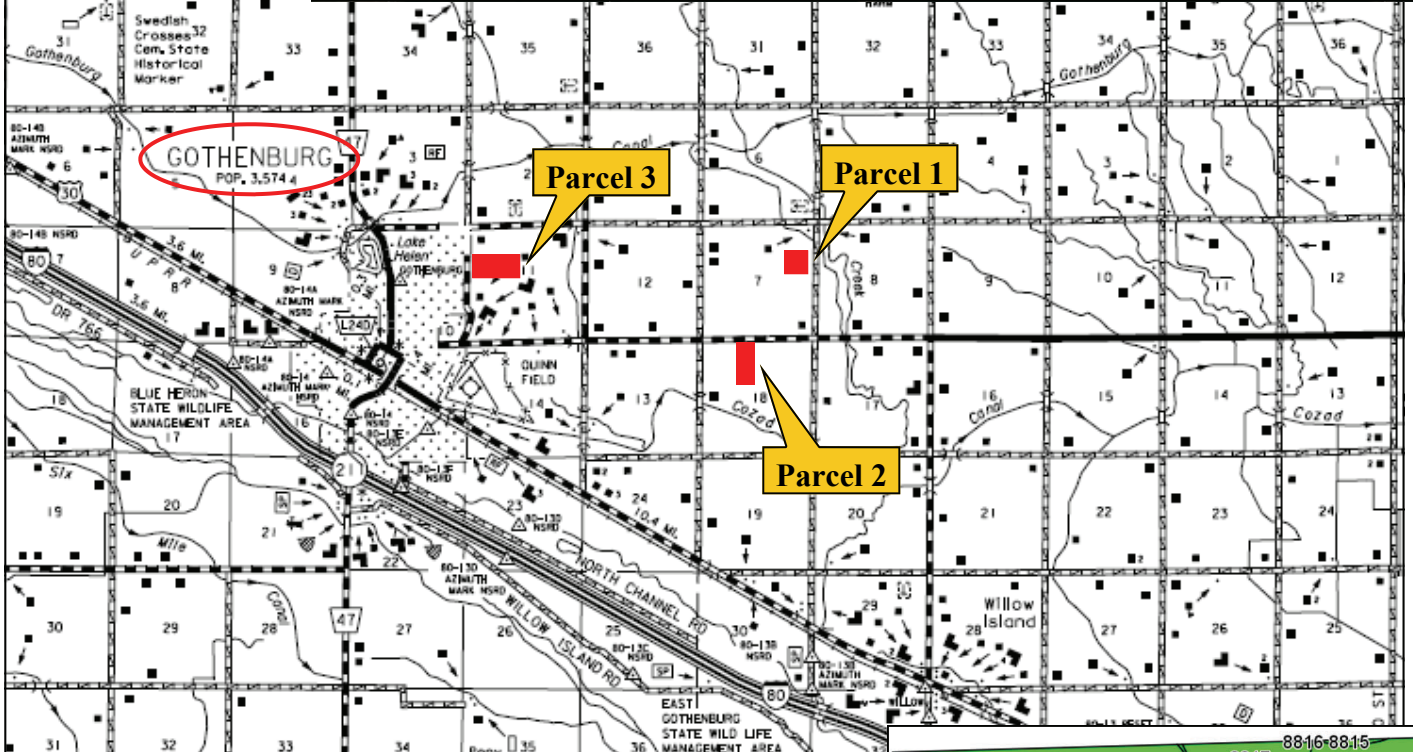
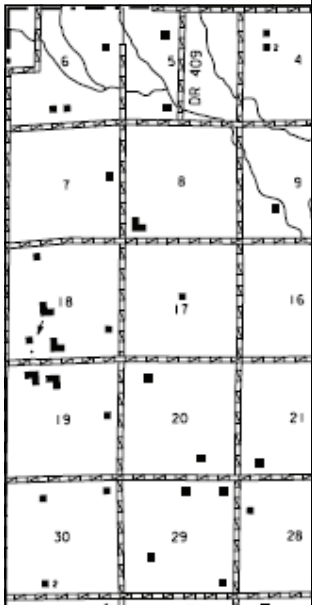
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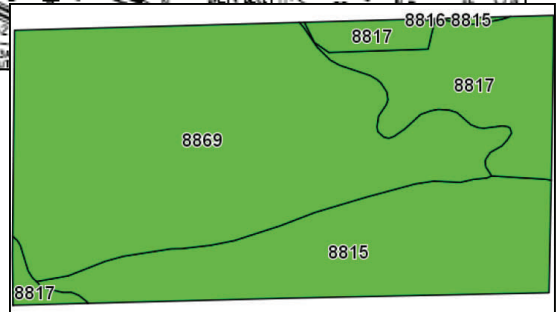
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided 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
8869	Hord silt loam, 0 to 1 percent slopes	46.3	56.2%		IIc	I
8815	Cozad silt loam, 0 to 1 percent slopes	22	26.6%		IIc	I
8817	Cozad silt loam, 3 to 6 percent slopes	14.2	17.2%		IIIe	IIIe



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