

# LAND FOR SALE



**Location:** 6 miles east of Lexington, NE or 3 miles west of Overton, NE.

**Address:** 75275 Road 441, Overton, NE 68863

## Legal

**Description:** Part of the S1/2 located south of railroad Section 16; and the NE1/4 with exception, Section 21-T9N-R20W of the 6th P.M., Dawson County, Nebraska

## Property

**Description:** The farm contains approximately 281.5 acres. It consists of pivot and gravity irrigated cropland with dry crop and pasture. **The improvement site along with approximately 21.5 acres of pasture has been sold.**

## Farm Service Agency

**Information:** Total Cropland - 252.1 acres.  
Govt Base Acres -  
Corn 132.4 acres with a direct yield of 53 bu/acre and a counter cyclical yield of 139 bu/acre  
Soybeans 102.0 acres with a direct yield of 40 bu/acre and a counter cyclical yield of 48 bu/acre  
All cropland is considered non-highly erodible by the NRCS.

## Natural Resource District

**Information:** The subject property is located in the Central Platte Natural Resource District and is subject to certified irrigated acres. Records from the Central Platte Natural Resource District indicates that Frost Farm contains 237.23 certified irrigated acres.

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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.



## Irrigation

**Information:** Water for irrigation is provided by three wells. Irrigation water and equipment information is as follows:

	<u>Southeast Well</u>	<u>North Well</u>	<u>West Well</u>
Registration	G006157	G006156	G059200
Completion date	July 18, 1956	June 1, 2004	August 26, 1976
Gallons / minute	1,000	1,000	800
Well Depth	71'	160'	120'
Static Water Level	11'	14'	10'
Pumping Level	18'	30'	90'
Column	8"	6"	9"
Pump	Western Land Roller	Western Land Roller	
Gearhead	Amarillo 100 hp		
Power Unit	Propane Tank	U S Electric 15 hp	
		Control Panel	

SE Well - Power is provided by a tenant owned propane engine, and water is distributed by a reversing tenant owned pivot irrigation system, both of which do not sell with property.

West Well - the pump, electric motor, and control panel along with the five tower pivot irrigation system is tenant owned and does not sell with property.

**Soils:** The cropland consists primarily of Class I and II Gosper loam, 0-1% slope, with lesser amounts of Class III Gosper loam, saline alkali. Slopes range from 0-1%. Pasture soils consist primarily of Gosper loam, saline alkali with a lesser amount of Gosper loam. Slopes range from 0-1%.

**RE Taxes:** 2012 Real Estate Tax - \$8,727.22

**List Price:** **\$1,400,000**

## Lease

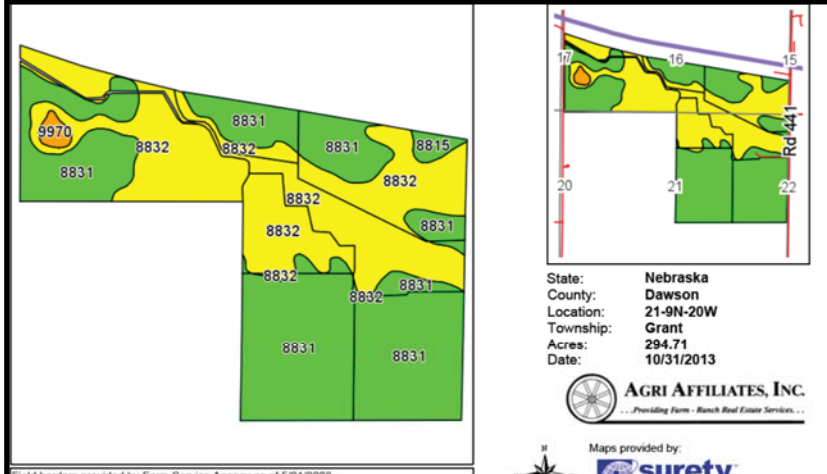
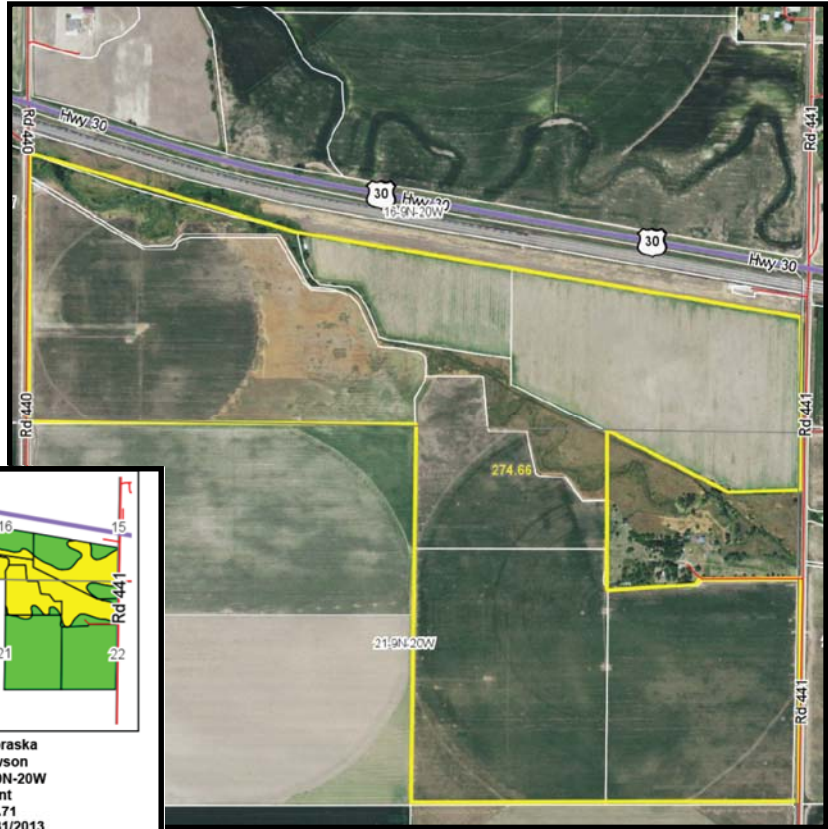
**Information:** The cropland and pasture is subject to a cash farm lease which terminates February 29, 2016.

**Comments:** This is a well maintained farm located in a strong farming community.

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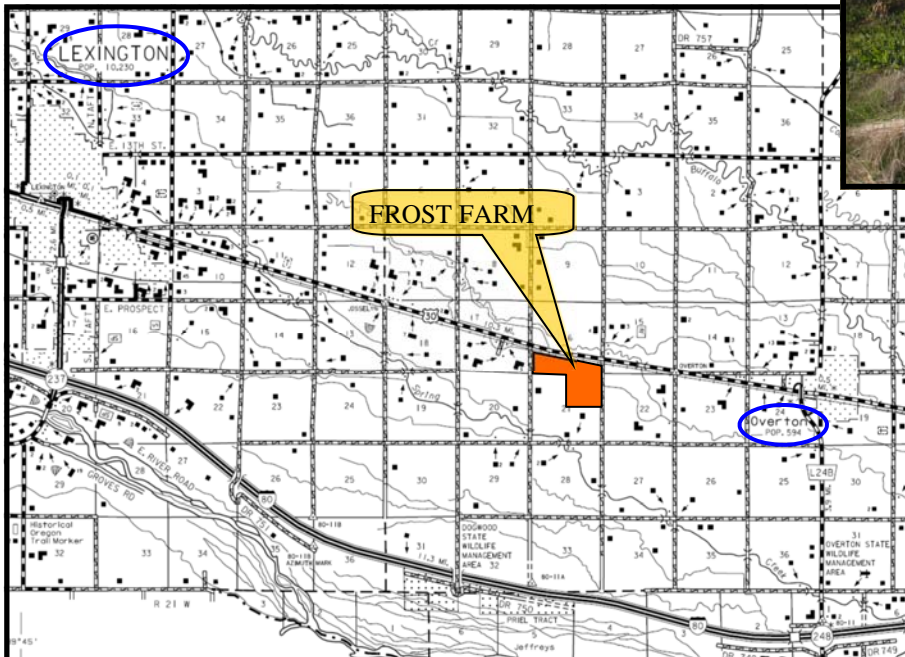
# West Well Site



Field borders provided by Farm Service Agency as of 5/21/2008.  
 Soils data provided by USDA and NRCS

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay	Alfalfa hay irrigated	Com	Com irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat	
8831	Gosper loam, 0 to 1 percent slopes	164.60	55.9%	Green	Ilc	I	59	3	5.5	52	154	50	120	35	
8832	Gosper loam, saline-alkali, 0 to 1 percent slopes	124.18	42.1%	Yellow	Iv/s	Ilt/s	40	2.2	3.8	39	110	39	90	23	
8815	Cozad silt loam, 0 to 1 percent slopes	3.37	1.1%	Green	Ilc	I	67	3	6	62	160	57	120	40	
9970	Aquolls	2.56	0.9%	Orange	Vw		15								
<b>Weighted Average</b>								<b>50.7</b>	<b>2.6</b>	<b>4.7</b>	<b>46.2</b>	<b>134.2</b>	<b>45</b>	<b>106.3</b>	<b>29.7</b>

# North Well Site



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