

LAND FOR SALE

Jorgenson Farm

Lincoln County, NE

SOLD

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Location:

Parcel 1 is 1 mile north of Hershey, Nebraska, then 1/4 mile west on Platte Valley Road.
Parcel 2 has State Hwy Link 56C on the west boundary just south of the Village of Hershey, NE.

Legal Description:

Parcel 1: W1/2SE1/4, except a tract of building improvements in the southwest corner Section 17-T14N-R32W of the 6th PM, Lincoln County, Nebraska.
Parcel 2: Part of the W1/2W1/2 Section 27, part of the SE1/4 Section 28 and part of the S1/2 Section 28-T14N-R32W of the 6th P.M, Lincoln County, Nebraska.

Acres:

Parcel 1: 61.9 tax assessed acres **Parcel 2:** 232 estimated tax assessed acres

Taxes:

2013 real estate taxes payable in 2014: **Parcel 1:** \$2,559 **Parcel 2:** Estimated at \$9,230
Occupancy taxes: **Parcel 1:** \$635 **Parcel 2:** \$2,340

Land Use:

Parcel 1: Gravity Irrigated with 63.5 Certified Irrigated acres
Parcel 2: Gravity Irrigated with 234 Certified Irrigated acres

Price:

Parcel 1: \$455,000 **Parcel 2:** \$1,690,000

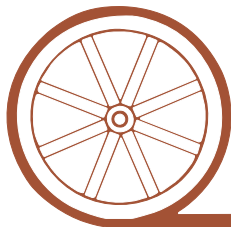
Comments:

Jorgenson Farm has outstanding soils, terrain and location just off I-80 at Hershey, NE.

Contact:

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Chase Dodson, Mike Polk, Don Walker, Bruce Dodson, Greg Polk, Tony Eggleston

Offered Exclusively By:



AGRI AFFILIATES, INC.

...Providing Farm - Ranch Real Estate Services...

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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 expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Parcel 1

Legal Description: W1/2SE1/4 except a tract of building improvements in the southwest corner Section 17-T14N-R32W.

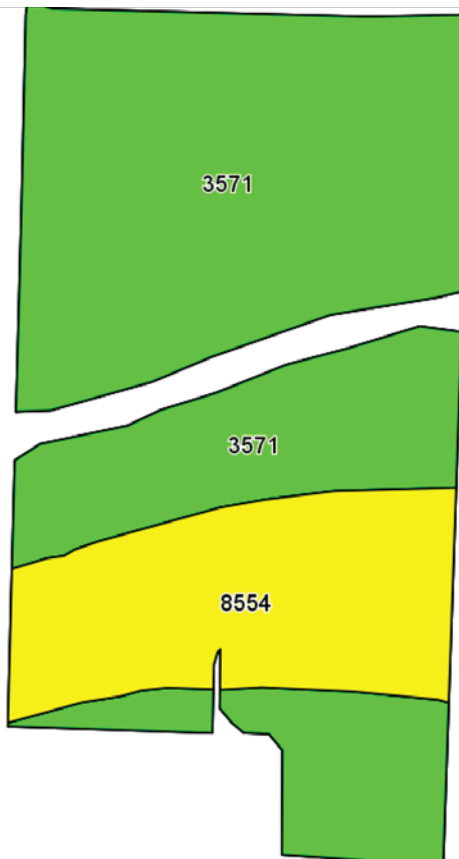
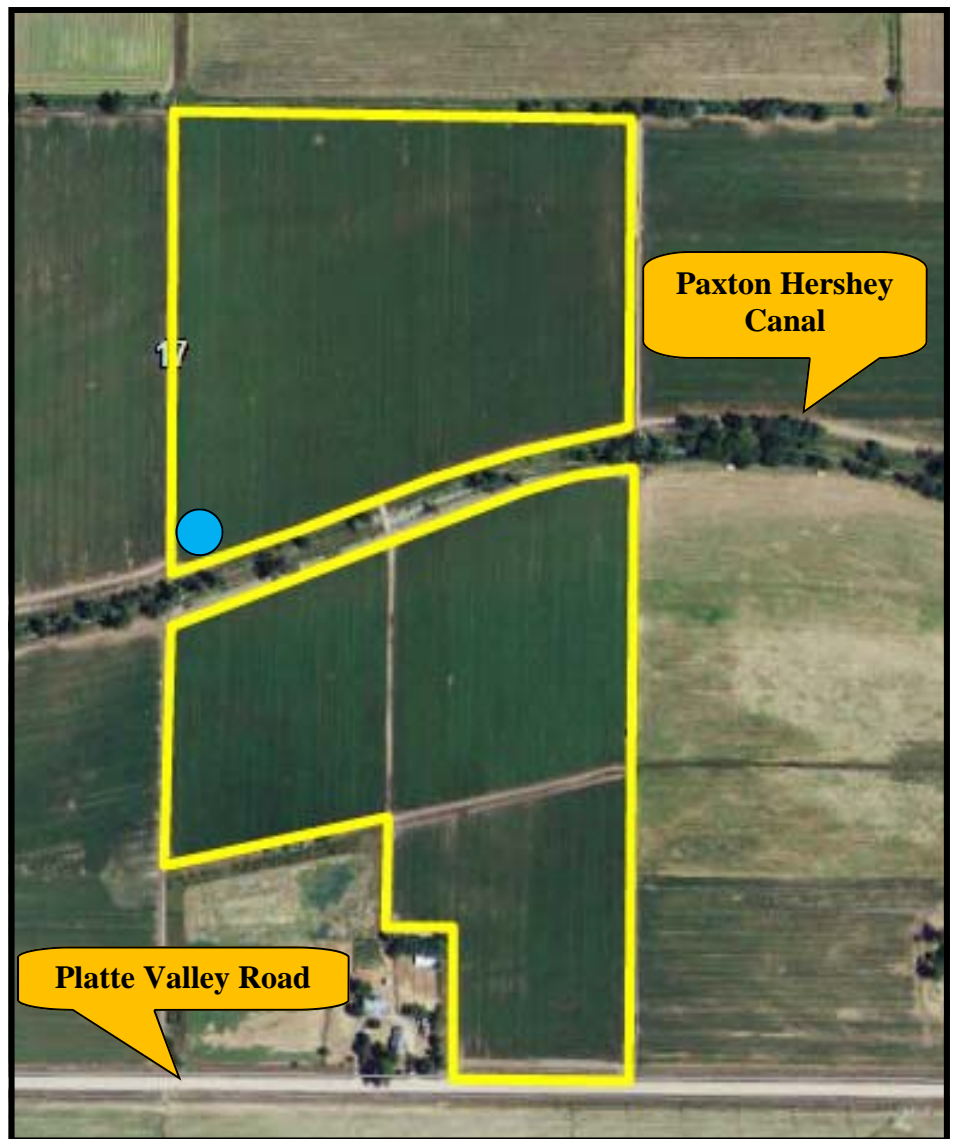
Acres: 61.9 tax assessed acres

Taxes: 2013 real estate taxes \$2,559.

Water: 63.5 Certified Irrigated Acres. Well G-026313 drilled in 1966, test 1,900 gpm; propane power unit. 72 acres surface rights in Paxton-Hershey Water Co.; 2013 charges \$12 per acre.

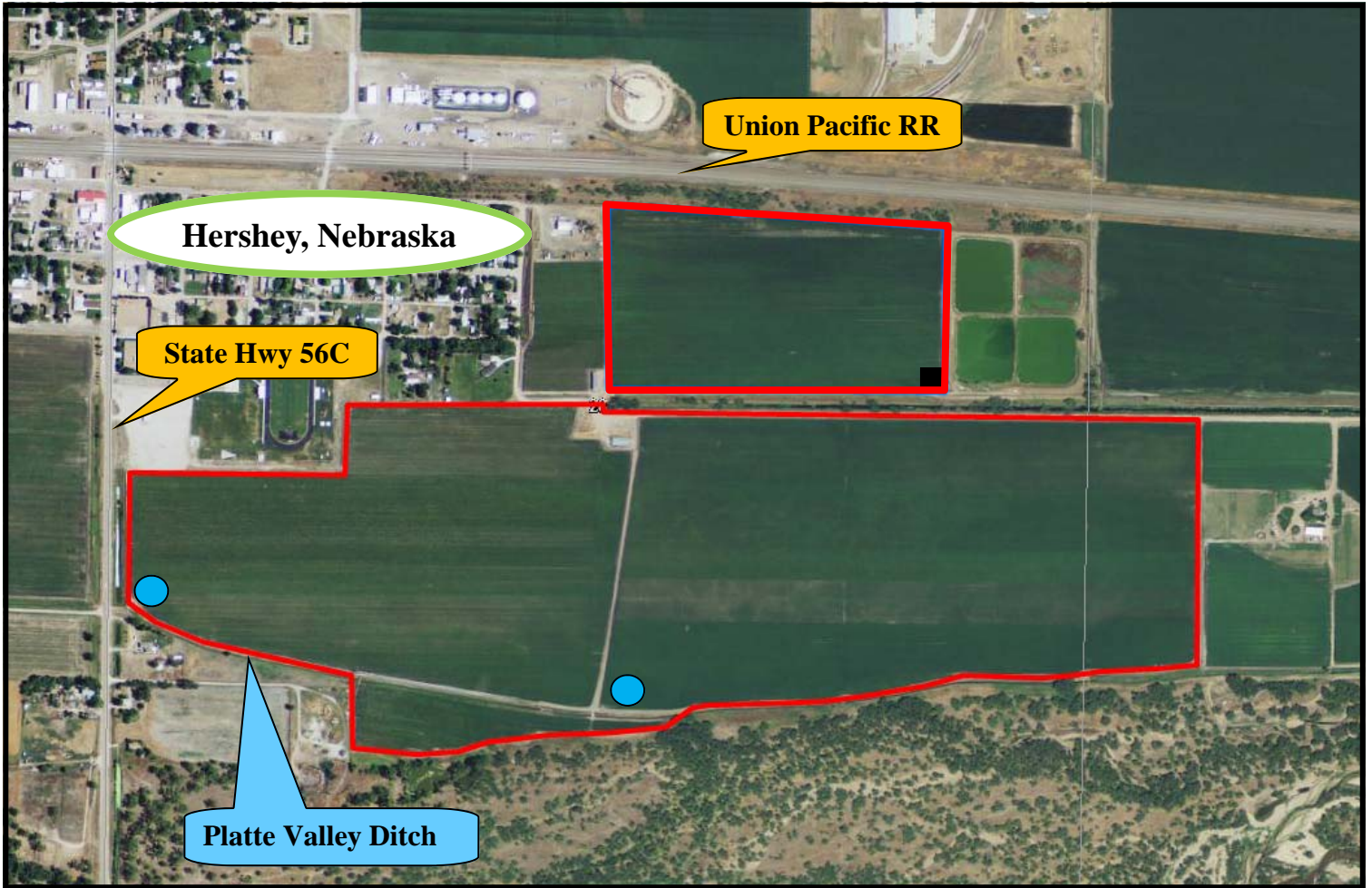
Soils: 75% Class I Humbarger Loam; balance Class III.

FSA: FSA Cropland 69.1 acres with Corn Base 69.1 acres @ 133 and 182 bushel.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
3571	Humbarger loam, gravelly substratum	52.06	75.2%		I	I
8554	Silver Creek silt loam, occasionally flooded	17.16	24.8%		IIIw	IIIw

Parcel 2



Legal Description: A tract in NE1/4 Section 28-T14NR32W lying south of the UPRR, west of the Village of Hershey lagoons, and north of the drainage canal of District #1 and W1/2 Lot 4 in Section 27, and a surveyed tract in S1/2 Section 28-T14N-R32W of the 6th PM, Lincoln County, NE.

Acres: 232 estimated tax assessed acres

Taxes: 2013 estimated real estate taxes \$9,228.

Water: 234 Certified Irrigated Acres. 222 acres surface rights in Platte Valley Irrig. District; 2013 charge \$13.50/acre. Well G-120113 drilled in 2002, test 1,600 gpm; no power unit; plus well G-120112 drilled in 2002, test 3,000 gpm; 75 HP electric motor.

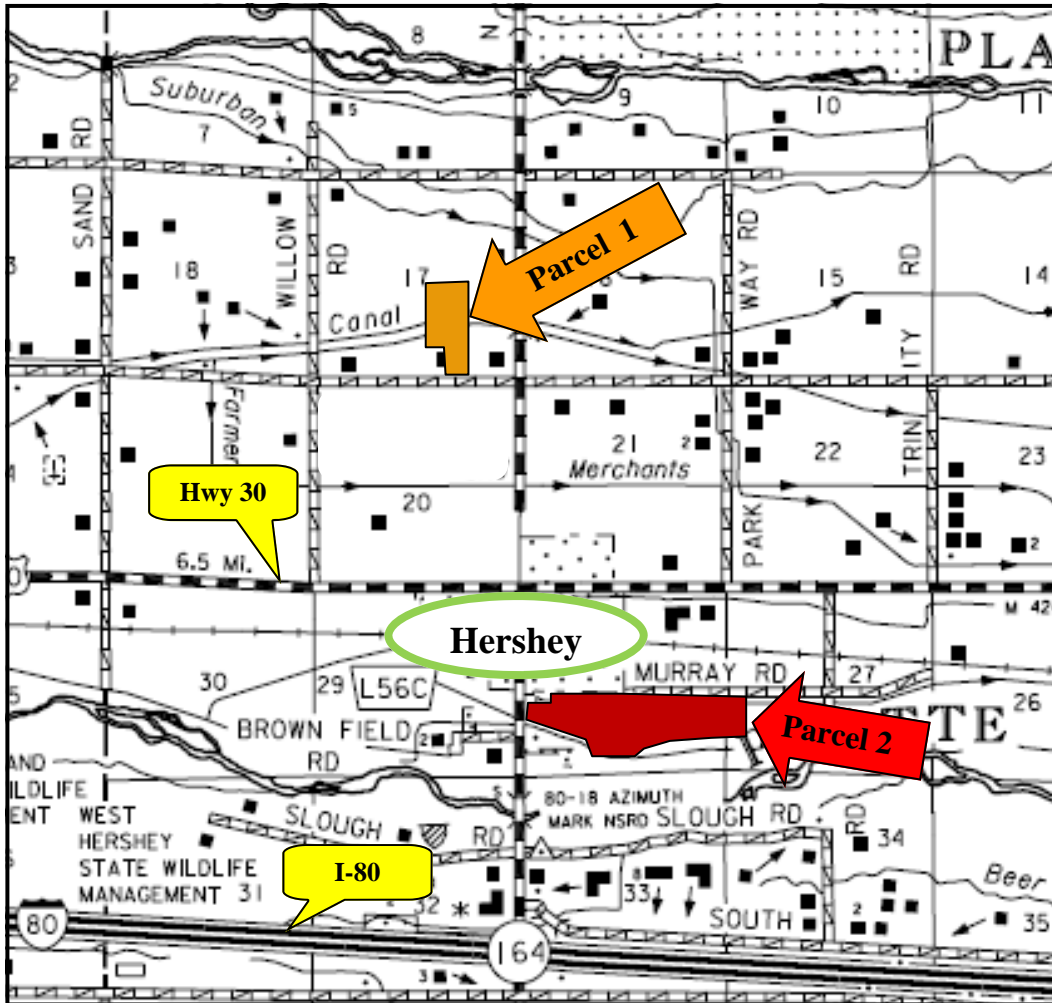
Soils: 74% Class I Humbarger Loam; balance Class III.

FSA: FSA Cropland 227.4 acres with Corn Base 227.4 acres at 133 bu and 182 bushel.

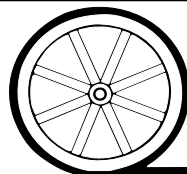
Improvements: Behlen 50x100 ft quonset; full concrete floor; sliding doors each end; with submersible well.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
1020	Caruso loam	165.07	73.8%		IIc	I
6337	Lawet silt loam, drained, occasionally flooded	39.88	17.8%		IIIw	IIIw
2309	McCook loam, saline-alkali	8.94	4.0%		IVs	IIIs
8554	Silver Creek silt loam, occasionally flooded	6.45	2.9%		IIIw	IIIw
8503	Lex loam, occasionally flooded	2.76	1.2%		IIIw	IIIw
3710	Cass fine sandy loam, rarely flooded	0.34	0.2%		IIe	IIe
8432	Cass fine sandy loam, calcareous variant, rarely flooded	0.23	0.1%		IIe	IIe



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