

LAND FOR SALE

KEARNEY COUNTY FARM

SOLD

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Location: 6 miles north and 1 1/2 miles west of Axtell, or 10 miles south and 4 1/2 miles west of Kearney, Nebraska. Farm located on corner of 20 Road and Q Road.

Legal

Description: NW1/4 Section 19-T7N-R16W of the 6th P.M., Kearney County, Nebraska

Property

Description: Kearney County assessor indicates a total of 150.72 acres. Farm consists of good quality gravity irrigated cropland with a wooded area.

Farm Service

Agency Info: Total Cropland - 145.08 acres.

Government Base Acres - Corn 143.8 acres at 130 bu/acre; Soybeans 0.3 acres at 48 bu/acre
All cropland is considered non-highly erodible by the NRCS

Irrigation

Information: Well Registration G029265
Completion Date 4/4/1968 at 1,500 gpm
Well Depth 146'
Static Water Level 37'
Pumping Level 57'
Column 11"
Pump - Western Land Roller
Gearhead - Amarillo, 60 hp

Diesel Power Unit and all irrigation pipe is tenant owned and does not sell with property.

Offered Exclusively By:



AGRI AFFILIATES, INC.

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

Management • Sales • Auctions • Appraisals

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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.



NRD

Information: The farm is located in the Tri-Basin Natural Resource District, and contains 146.87 certified irrigated acres.

Soils: Soils consist primarily of Class I and II Kenesaw, Coly-Kenesaw, and Rusco silt loams, with slopes of 0-3%..

Real Estate

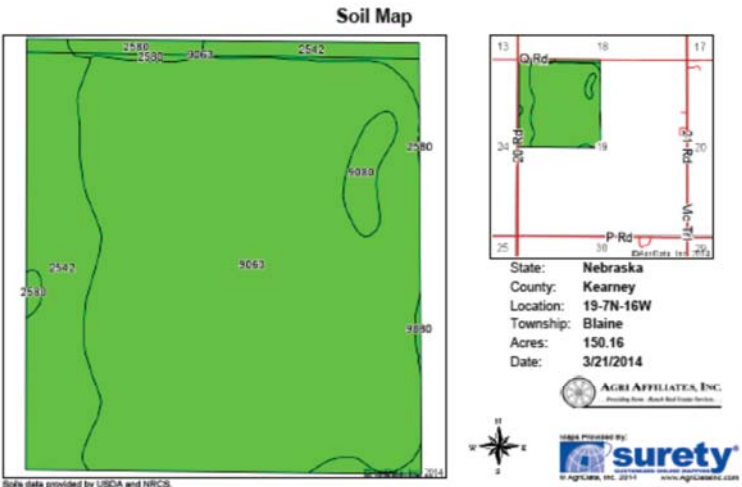
Taxes: 2013 Real Estate Tax - \$7,936.82

List Price: **\$1,500,000.00** **Cash**

Lease: Farm sells subject to a 60/40 crop share lease.

Comments: This is a highly productive, well maintained farm, located in a strong farming community.

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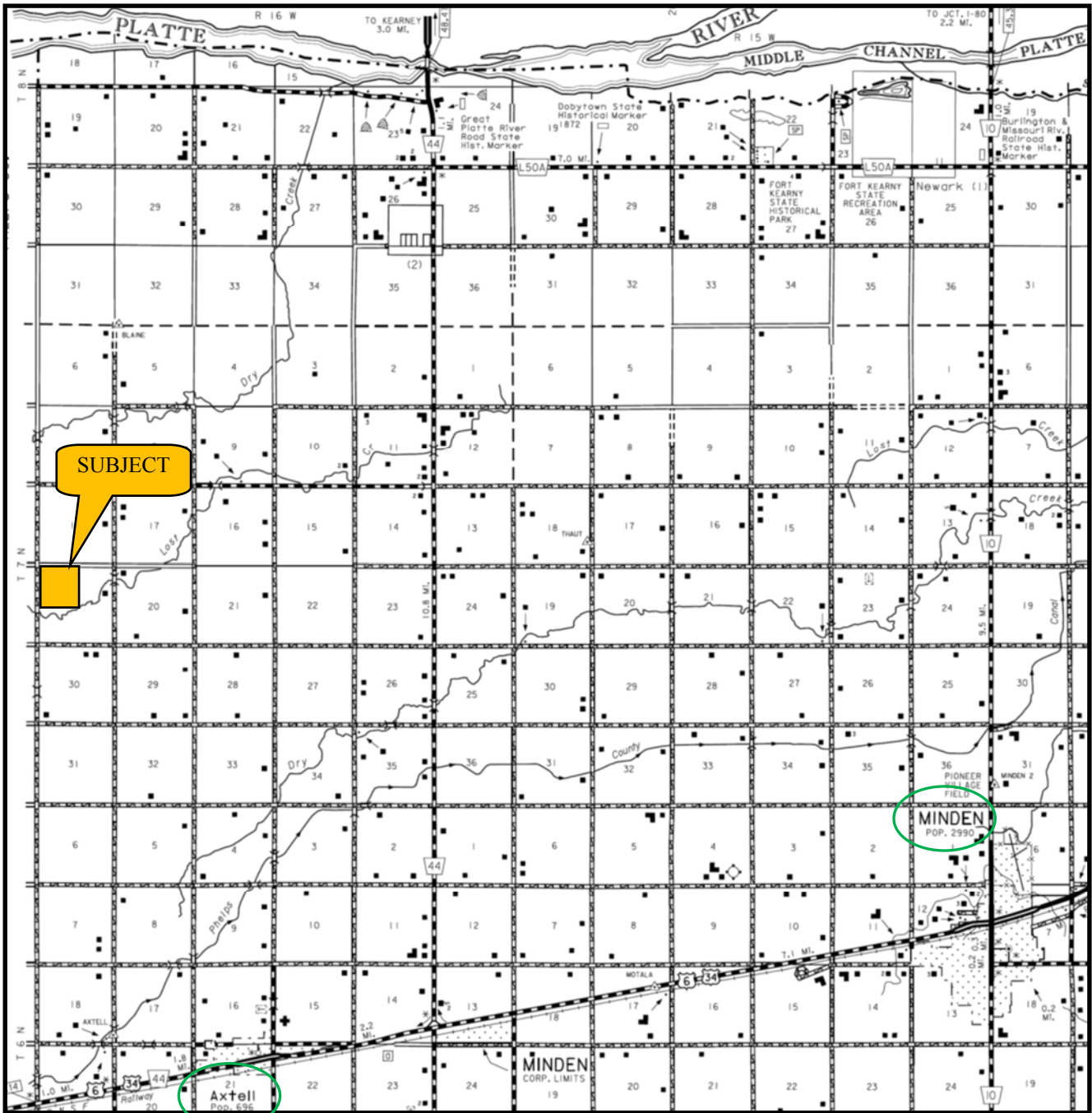


Area Symbol: NE099, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class	Ir Class	BRP G	Alfalfa hay	Alfalfa hay irrigated	Cor n	Com irrigated	Grain sorghum	Grain sorghum irrigated	Winter wheat
9063	Kenesaw silt loam, 0 to 1 percent slopes	116.12	77.3%		IIIc	I	71	2.8	6.1	65	162	72	120	59
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	27.74	18.5%		IIIe	IIIe	65	3.6	5.8	51	156	65	115	49
3080	Rusco silt loam, 0 to 1 percent slopes	3.54	2.4%		IIIe	IIIe	37	3.8	5	59	162	78	110	39
2580	Coly silt loam, 3 to 6 percent slopes	2.76	1.8%		IIIe	IIIe	54	2	5	35	132	39	96	35
		Weighted Average					68.8	3	6	81.7	160.3	70.2	118.4	68.2

Area Symbol: NE099, Soil Area Version: 15
 Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

KEARNEY COUNTY FARM LOCATION MAP



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