

# LAND FOR SALE

**Merna Pivot**

**SOLD**

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**Location:**

The property is located 9 miles northwest of Merna, Nebraska or 7 miles south of Anselmo, Nebraska on Anselmo Road and then 2½ miles west to the northeast corner of the property.

**Legal Description:**

Part of NW1/4 Section 23-T18N-R23W of the 6th PM, Custer County, NE.

**Acres:**

151.9 tax assessed acres

**Taxes:**

2012 taxes payable in 2013 - \$5,027.28

**Land Use:**

There property includes 122 pivot irrigated acres with the remainder in non-irrigated cropland.

**Water:**

The property sells without an irrigation well. The well, pump and motor are located on a neighboring property and do not sell.

**Soils:**

The soils include 52% Class I, 16% Class II, 2% Class IV and 30% Class VI soils.

**Price:**

**\$950,000**

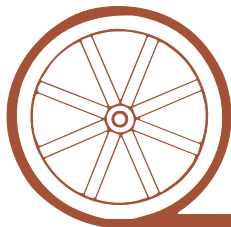
**Comments:**

The property is located in the Lower Loup NRD. This NRD will allow a replacement well to be drilled on the property.

**Contact:**

**Tony Eggleston, Listing Agent 308-530-6200 or [tony@agriaffiliates.com](mailto:tony@agriaffiliates.com)**  
Bruce Dodson, Jerry Weaver, Loren Johnson, Chase Dodson, Mike Polk

*Offered Exclusively By:*



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**NORTH PLATTE OFFICE**

P.O. Box 1166

I-80 & US Hwy 83

North Platte, NE 69103

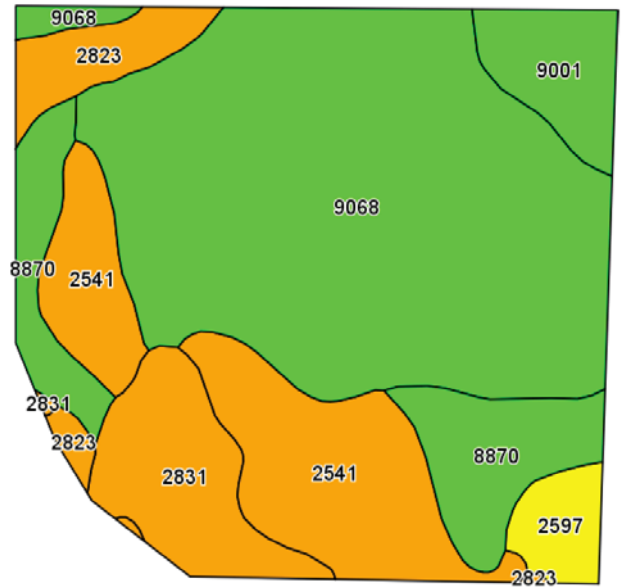
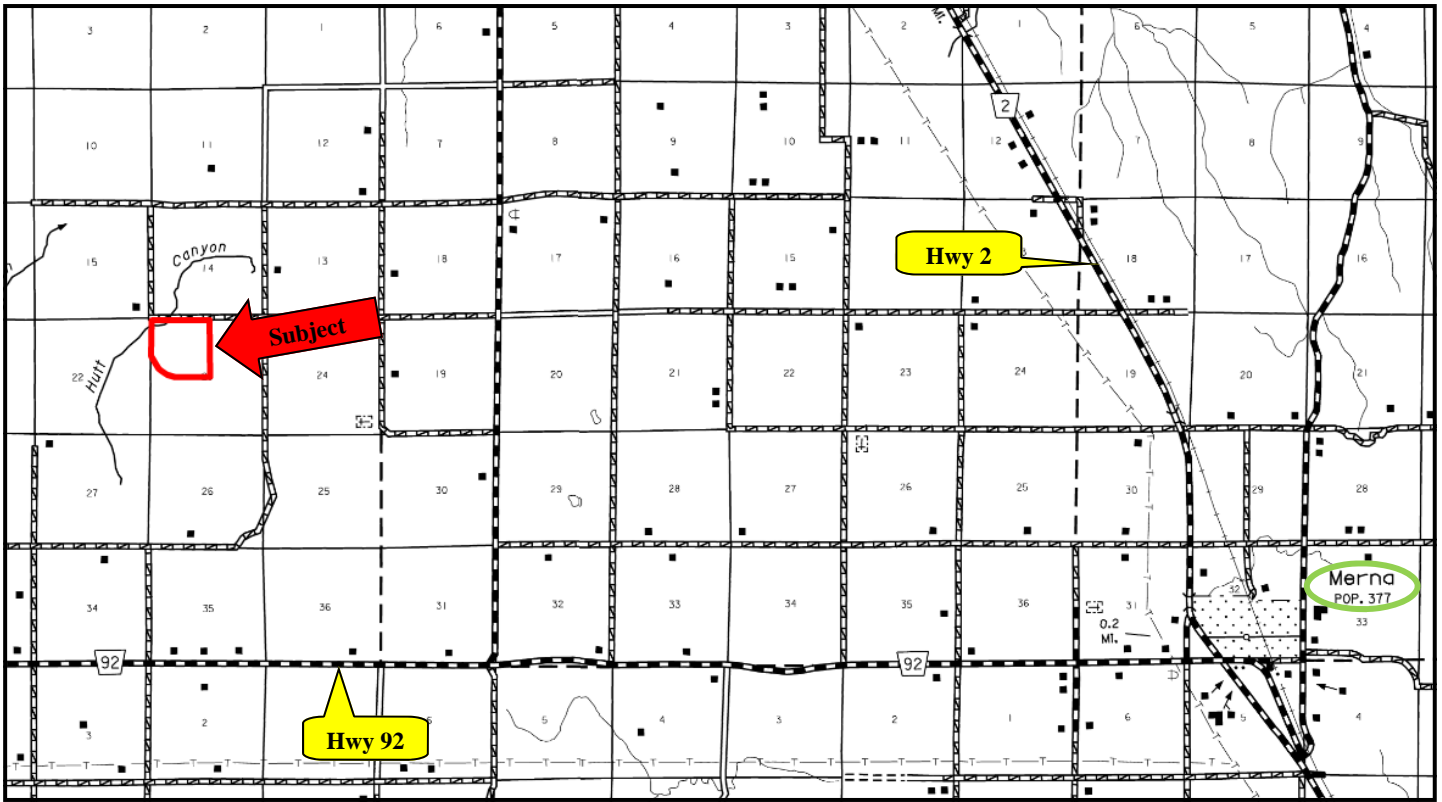
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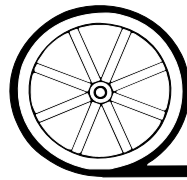


Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class
9068	Kenesaw very fine sandy loam, 0 to 1 percent slopes	77.48	51.5%	Green	I/c	I
2541	Coly silt loam, 11 to 17 percent slopes, eroded	25.61	17.0%	Orange	V/ie	I
8870	Hord silt loam, 1 to 3 percent slopes	16.20	10.8%	Yellow-Green	I/ie	I/ie
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	12.87	8.6%	Orange	V/ie	I
9001	Anselmo fine sandy loam, 0 to 1 percent slopes	7.38	4.9%	Light Green	I/ie	I/ie
2823	Uly silt loam, 11 to 17 percent slopes, eroded	6.69	4.4%	Orange	V/ie	I
2597	Hersh fine sandy loam, 6 to 11 percent slopes	4.24	2.8%	Yellow	I/ve	I/ve

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