

LAND FOR SALE



Location:

1 mile north of Springview, Nebraska, bordered on east by US #183.

Legal Description:

All Section 2, S1/2 Section 3, All Section 4, N1/2N1/2 Section 10, NW1/4, E1/2 Section 11-T33N-R21W of the 6th P.M., Keya Paha County, Nebraska.

Acres:

2,233 tax assessed acres

Taxes:

2011 real estate taxes payable in 2012 - \$15,109

Land Use:

Six center pivots irrigate 760 acres; 835 NRD Certified Irrigated Acres in Lower Niobrara NRD. 1,473 acres rangeland, meadow and site.

Water:

The center pivots range from 800 to 1,200 gpm from irrigation wells; all wells are electric power, except Pivot 6 is diesel.

Soils:

Modest amounts of Class II and III soils, primarily Class IV.

Improvements & Equipment:

Wells and pivots #1-5 were developed in 2007, with electric well motors. Pivot #6 was developed in 2012 with Isuzu diesel generator set. Barn, cattle sheds, 2 car garage, excellent steel corral system.

Price:

\$6,950,000

Comments:

Excellent quality pivot irrigated farm, with production history over 200 bushel corn. Some wells manifold ed with underground pipeline. Associated range/meadow includes excellent livestock water from submers ible well and pipeline to 15 tanks (30 foot plus). Terrain of entire property is level to gently undulating. Excellent location and access on US #183. Abundant hunting opportunities.

Contact:

Mike Polk; Listing Agent - 308-539-4446 or email mike@agriaffiliates.com
Bruce Dodson, Jerry Weaver, Loren Johnson, Roger Luehrs, Dallas Dodson

Offered Exclusively By:

NORTH PLATTE OFFICE

P.O. Box 1166

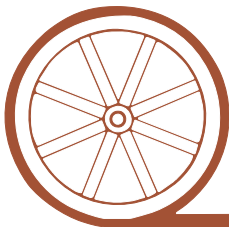
I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

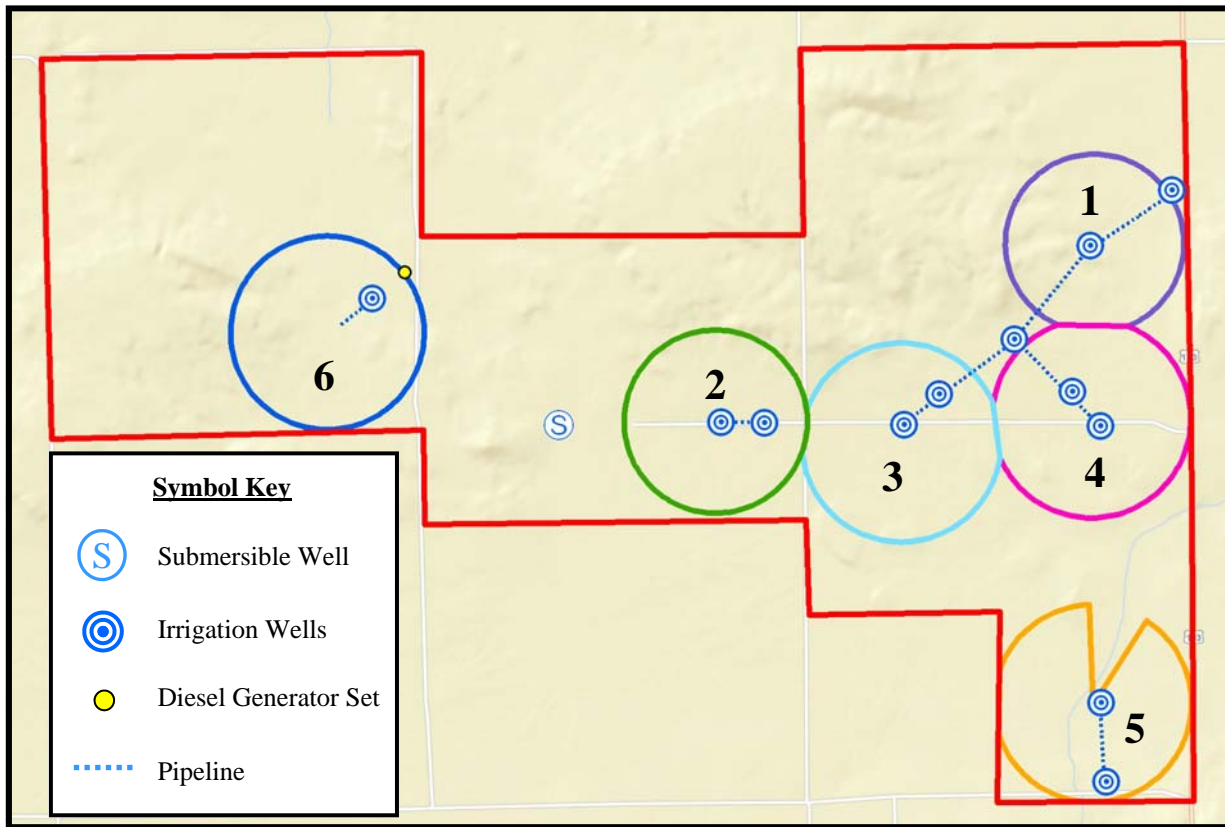


AGRI AFFILIATES, INC.

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

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Pivot Information



<u>Well Information</u>				
Pivot #	Well Reg. #	Total GPM	Hours	Power
1	G-144544	1200	4,026	Electric
	G-144545			
2	G-144571A	850	3,823	Electric
	G-144571B			
3	G-144572A	800	4,966	Electric
	G-144572B			
4	G-144573A	850	3,403	Electric
	G-144673B			
	G-144573C			
5	G-144574A	850	3,040	Electric
	G-144574B			
6	G162308	900	300	Isuzu Diesel Generator Set





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