

LAND FOR SALE

BOOSTROM TRUST FARM KEARNEY COUNTY, NEBRASKA

SOLD

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Location: 4 miles south of Axtell. (Located on the corner of F Road and 22 Road.)

Legal Description: NE1/4 of Section 8-T5N-R16W of the 6th P.M., Kearney County, Nebraska

Property Description: Kearney County Assessor indicates a total of 160.63 acres. Farm consists of a high quality pivot irrigated quarter.

FSA Information: Total Cropland - 157.6 acres
Government Base Acres -
 Corn 131.1 acres @ 130 bu/acre
 Soybeans 19.8 acres @ 34 bu/acre
Yield is for both direct and counter cyclical payments. All cropland is considered non-highly erodible by the NRCS.

Irrigation Information: Water for irrigation is provided by a well located at the pivot point. Irrigation well and equipment information is as follows:

Well Registration	G069714	
Completion Date	10/1984	@ 800 gpm
Well Depth	266'	
Static Water Level	63'	
Pumping Level	97'	
Column	8"	
Pump	Sargent	

(The gearhead, diesel power unit, and pivot irrigation system are tenant owned and do not sell with the property.)



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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.

Farm is located in the Tri Basin Natural Resource District (NRD), and contains 152.23 certified irrigated acres

Soils: Soils consist primarily of Class I Holdrege and Detroit silt loams with lesser amounts of Class II Holdrege and Butler silt loams. Slopes range from 0-3%.

RE Taxes: 2009 - \$4,536.84

List Price: \$658,500 **Cash**

Comments: This is an opportunity to own a top quality pivot irrigated farm located in a strong farming community. (Farm sells subject to a 2010 farm lease.)

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