

LAND FOR SALE



Robert Kramer Ranch

Location: 10 Miles north of Arthur, Nebraska on State Highway 61 and then 5 miles northeast on Kramer Road (county gravel).

Legal Description: All or parts of Sections 2, 3, 4, 6, 7, 8, 9, & 10-T20N-R37W and All or parts of Sections 1 and 12-T20N-R38W of the 6th P.M., Arthur County, Nebraska.
All or parts of Sections 31, 32, 33, 34, 35, & 36-T21N-R37W of the 6th P.M., Grant County, Nebraska.

Acres: 6,815.13 Tax assessed acres. 4,030.59 in Arthur County and 2,784.54 in Grant County.

Taxes: 2007 Taxes payable in 2008: Arthur County: \$10,423.89; Grant County \$8,579.12

FSA Info: Farm #340 Tracts #407, 408, 409, 410, 420, and 598. 6,632 acres rangeland, approximately 550 acres meadow, 191.8 acres in CRP thru 2012 at \$6,047 per year. Base acres include 191.7 acres corn base @ 114 bushel yield.

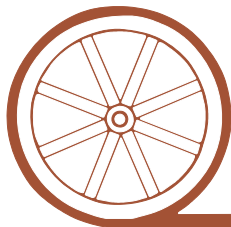
Irrigation: There are 2 registered irrigation wells in Grant County: NE Well #G-060467 and G-060468 drilled in 1978 and set up to pump 410 gpm each from 23 ft. Static water level was 7' at time of drilling. There is one unregistered irrigation well in Arthur County.

Price: \$3,206,250

Comments: This is an excellent balanced ranch. Owner has been leasing an additional 7 sections of pasture and running 500 cows and 210 replacement heifers and bulls. The owner says they put up 8-900 tons of hay in a normal year. There is an abundance of wild life including deer, turkey, ducks, and geese.

Contact: Mike Polk-Listing Agent-(308) 539-4446 or mike@agriaffiliates.com
Loren Johnson, Bruce Dodson, Duane McClain, Leland Johnston, or Jerry Weaver

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