

LAND FOR SALE

LANGE FAMILY FARM KEARNEY COUNTY NEBRASKA

SOLD

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Location: 2 miles west of Lowell, Nebraska on Carpenter Road,
north side of road.

Legal

Description: NW1/4 lying south of river in Section 22 T8N R14W of
the 6th P.M., Kearney County, Nebraska

Property

Description: Kearney County Assessor indicates a total of 161.52 acres.
Farm consists of 115 acres of gravity irrigated cropland.
Balance pasture, Platte River Accretion with pond, and an
old building site. Portion of pasture has been irrigated.



Building

Improvements: Improvements of limited value include an old house, barn, and shelter belt. The two grain bins, irrigation pipe, propane motor, propane tank, portable corrals and gates, calving shed and other personal property are not part of this sale.

FSA

Information: Kearney County Farm #23 Total Cropland - 115.1 acres

Government Base Acres:

Wheat - 11.5 acres - direct and cc yield of 38 bu/acre

Corn - 85.1 acres - direct and cc yield of 130 bu/acre

Soybeans - 2.2 acres - direct and cc yield of 36 bu/acre

Irrigation

Information:

	<u>North Well</u>	<u>South Well</u>
Registration	G050885	G011647
Completion Date	7/20/1976	8/6/1952
GPM	1,200	1,000
Static Water Level	8'	
Pumping Level	16'	18'
Depth	82'	81'
Column	9"	8"
Pump	Belt Driven	6 inch Fairbanks Morse
Power Unit	N/A	7.5 hp Fairbanks electric motor

There is underground pipe from the southwest well to the southeast tract.

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KEARNEY OFFICE

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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 NRD and has a total of 130.0 certified irrigated acres.

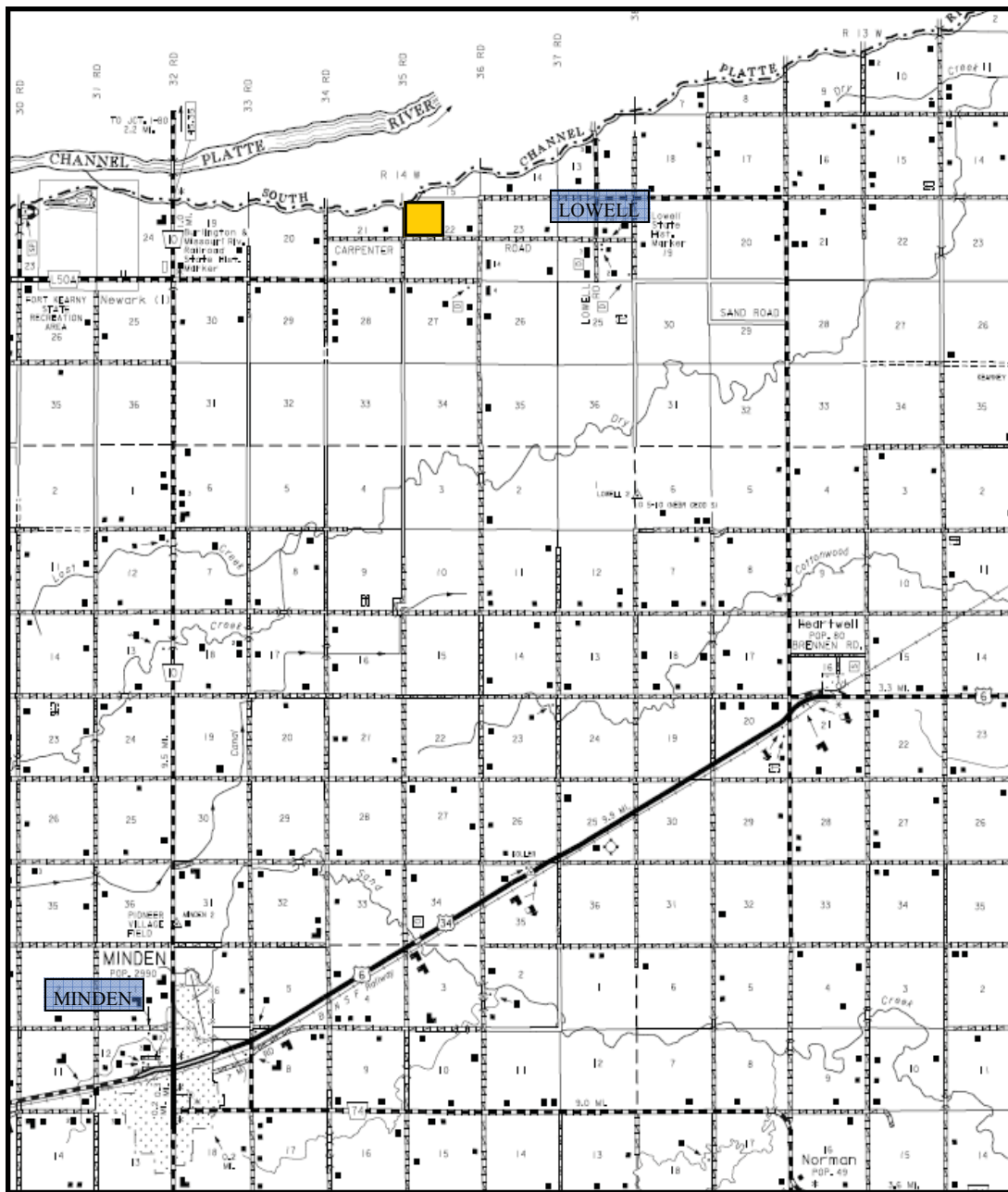
Soils: Soils consist of mostly Alda loam, Wann fine sandy loam, and Platte loam.

RE Taxes: 2008 Real Estate Tax - \$3,178.90

List Price: **\$485,000** **Cash** **Full possession upon closing, subject to tenant in possession**

Comments: Tract has center pivot irrigation development potential with removal of an old building site and some trees. The past tenant is interested in renting the property.

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