

LAND FOR SALE

OLSEN GRAVITY IRRIGATED FARM

SOLD

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Location: 2.0 miles west of Funk, Nebraska on US 6/34 and 1/2 mile north on W Road or 8.0 miles east of Holdrege, Nebraska on US 6/34 and 1/2 mile north on W Road.

Legal Description: NE1/4 and E1/2NW1/4 Section 23-T1N R17W) of the 6th P.M., Phelps County, Nebraska (less a 5.0 acre improvement site).

Soils: Soils consist mainly of class I Holdrege silt loam with lesser amounts of Crete, Fillmore & Scott silt loam.

Taxes: 2008 Real Estate Taxes - \$7,982.40 on 234.96 assessed acres.

FSA Info: Phelps County Farm #107, Tract #172. Total FSA cropland - 225.6 acres. Base acres:
Corn 180.7 ac w/ a Direct & Counter Cyclical payment yield of 135 bu/acre.
Soybeans 38.3 ac w/ a Direct & Counter Cyclical payment yield of 44 bu/acre.

Well Info:	Well Registration #	G-036220	Well Registration #	G-068317
	Completion Date	11/08/1971	Completion Date	07/15/1982
	Gallons / Minute	1,100	Gallons / Minute	1,200
	Well Depth	160 ft	Well Depth	157 ft
	Static Water Level	26 ft	Static Water Level	25 ft
	Pumping Level	45 ft	Pumping Level	34 ft
	Column Diameter	8"	Column Diameter	8"
	Pump	Layne & Bowler	Pump	Sargent
	Gearhead	50 HP US Motors	Gearhead	40 HP Randolph

The property has 227.35 acres certified as irrigated with the Tri Basin Natural Resources District.

Comments: A very good quality irrigated farm with excellent potential for development to pivot irrigation.

List Price: \$950,000.00

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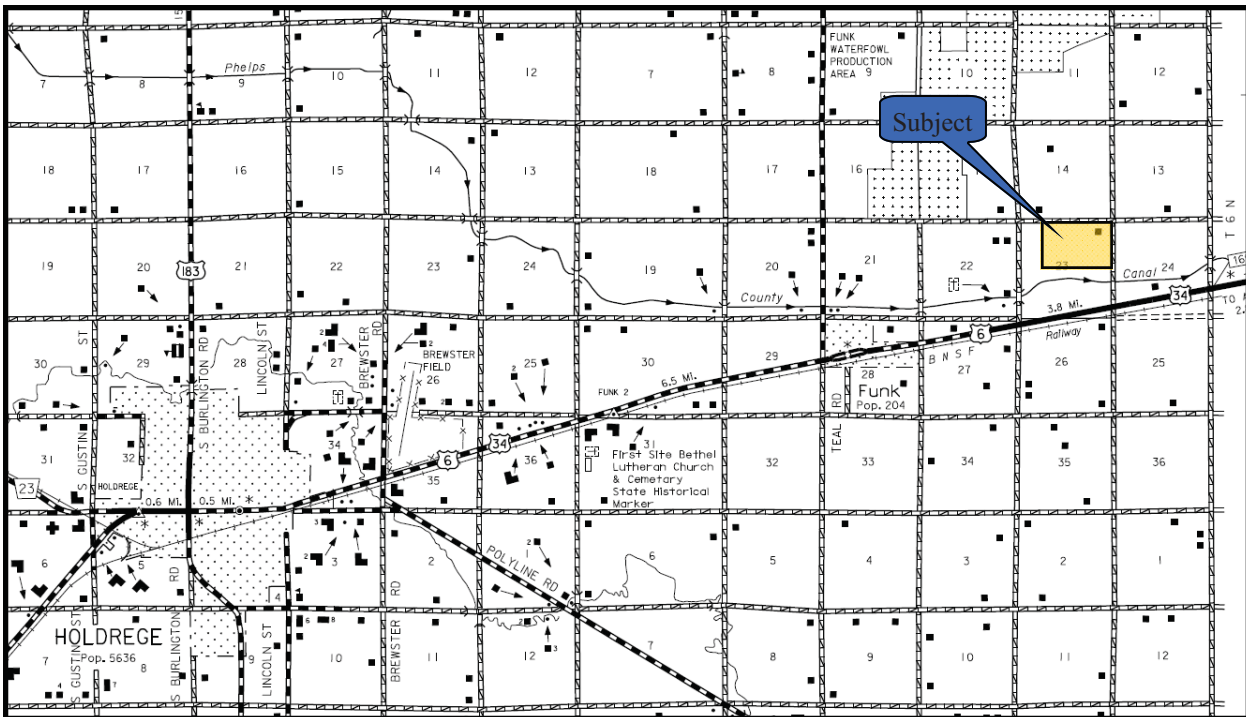
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OLSON PROPERTY AERIAL PHOTO & LOCATION MAP



All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.