

LAND FOR SALE

FRIDENOURE FARM
BUFFALO COUNTY

SOLD

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LOCATION: 3 miles west of Ravenna, with access provided by U.S. Highway 2, and county gravel roads. Located on the corner of 370th Road & Jasper Road.

LEGAL DESCRIPTION: NW1/4 Section 12-T12N-R15W of the 6th P.M., Buffalo County, Nebraska, with exceptions.

PROPERTY DESCRIPTION: Buffalo County Assessor indicates a total of 147.26 acres. Farm consists of gravity irrigated and dry cropland that is bisected by a rail line of the Burlington Northern Railroad, and heavily wooded Mudd Creek.



FSA INFORMATION: Information obtained from the Buffalo County Farm Service Agency indicates the following:

Total Cropland	124.8 acres
Government Base Acres	
Corn	69.8 acres @ 129 bu/acre
Soybeans	4.3 acres @ 41 bu/acre

(yields are 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 an irrigation well and re-use pit.

Well Registration	G002593
Completion Date	12/18/1956 at 1,000 gpm
Pump - Western Land Roller, belt driven	
Power Unit - Century 25 hp electric motor	

Re-Use pit - located in the east north of the railroad. Water is pumped from the pit with a floating pit pump equipped with a 7.5 hp electric motor, and then delivered via underground pipe to a riser. (Farm sells with 2,580 feet of 8 inch gated aluminum irrigation pipe, 450 feet of 8 inch gated plastic irrigation pipe, and 42 feet of 8 inch aluminum mainline)

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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.

WATER RIGHT

INFORMATION: Property contains 113.0 acres water rights from Mudd (Beaver) Creek.
Appropriation #A-1871B.
Priority Date - November 1926.
(Natural flow permit 1.61 cfs or 722 gpm)

NRD

INFORMATION: The subject property is located in the Lower Loup Natural Resource District and contains 98.0 certified irrigated acres.

SOILS: Cropland soils consist primarily of Class I and II Grigston, Cass, and Hord silt loams, and fine sandy loams, with slopes of 0-3%.

RE TAXES: 2008 - \$2,587.84

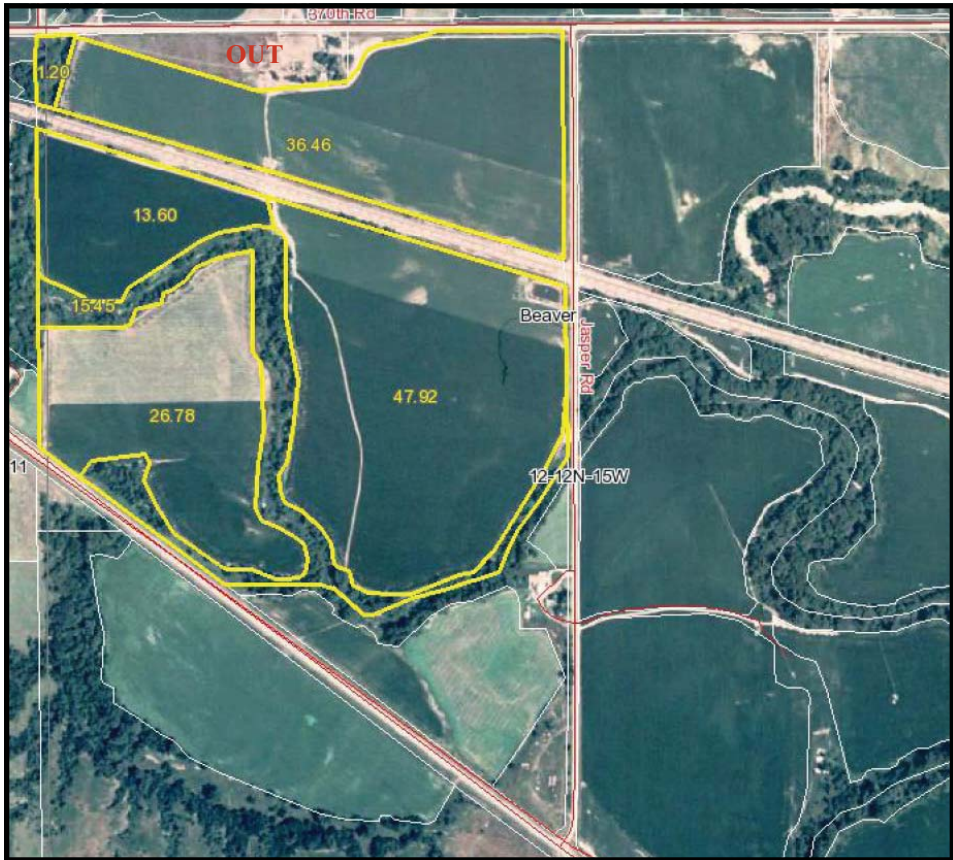
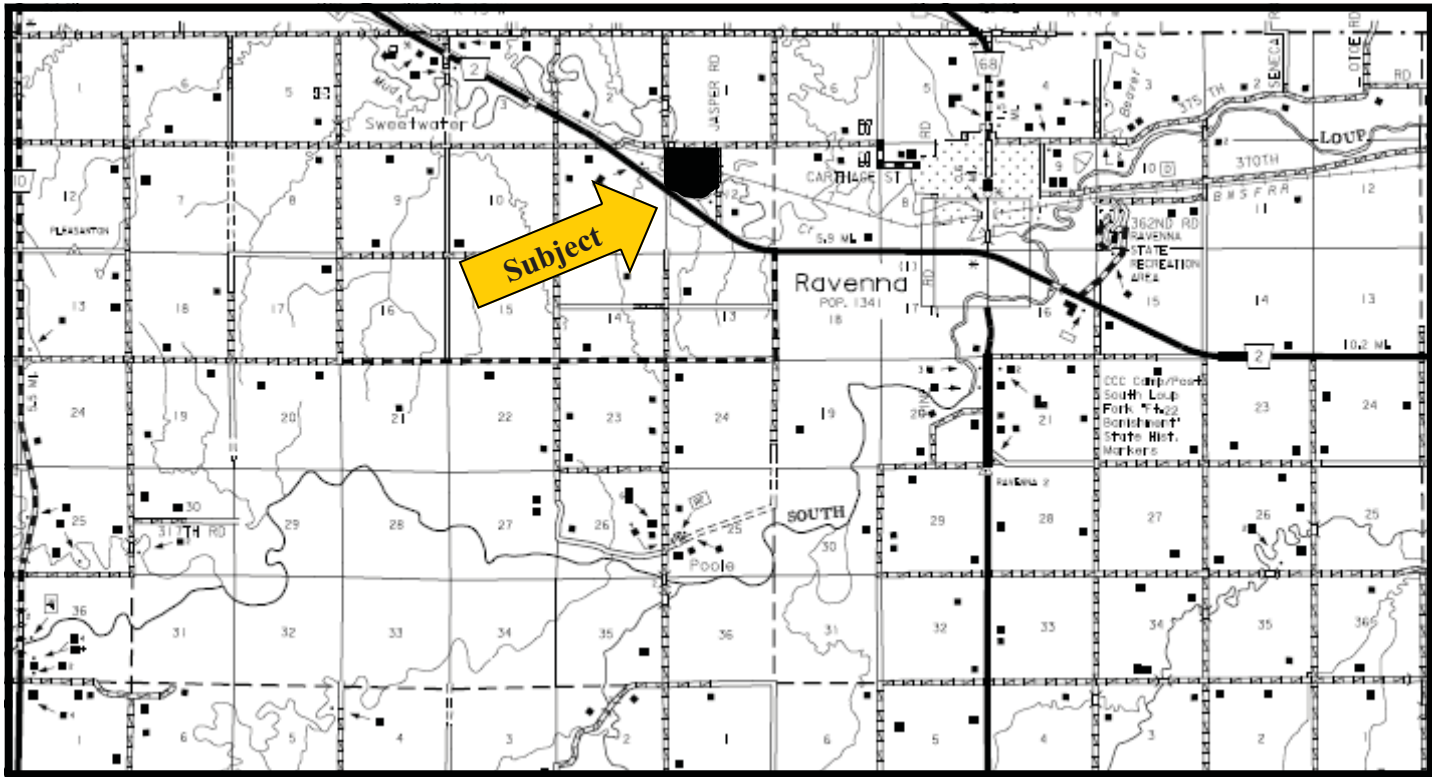
LIST PRICE: **\$335,000.00** **CASH**

COMMENTS: This is a very productive farm located in a strong farming community.
(Property sells subject to a cash farm lease which terminates February 28, 2010. Seller to retain all 2009 landlord income)

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