

LAND FOR SALE

Western Morrill County Pivot Irrigated Farm

SOLD
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Location:

7 miles east of Minatare on Hwy. 26 to CR 37, north 5 miles to CR J, northeast of intersection.

Legal Description:

Part of the SW1/4 of Section 9-T22N-R 52W of the 6th P.M., Morrill County, Nebraska.

Acres:

72 tax assessed acres

Taxes:

Taxes payable in 2009 - \$805.46

Land Use:

64 acres pivot irrigated cropland using surface water.

FSA Info:

36.9 acres of corn base at 97 bushels yield; farm # 4697, tract #10303.

Surface Water:

64 acres of water rights supplied by Pathfinder Irrigation District. 2009 assessment of \$26 per acre.

Soils:

65% Class II & III Mitchell very fine sandy loams, 10% Class II & III Bridget and Otero very fine sandy loams, 25% Class VI Mitchell-Epping and Epping-Keota loams.

Improvements & Equipment:

2009 Zimmatic 5 tower center pivot irrigation system, poly drops with low pressure rotator/spray package nozzled for 375 gpm, SR100 end gun w/booster pump. Water is supplied by a 15 HP Berkeley pump from a retention pond.

Price:

\$125,000 Cash

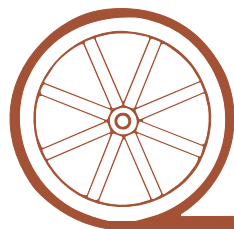
Comments:

New Zimmatic center pivot irrigation system installed this winter with full warranty.

Contact:

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Mike Polk, Loren Johnson, Jerry Weaver, Bruce Dodson, Duane McClain

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I-80 & US Hwy 83

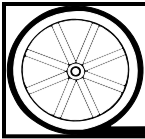
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