

LAND FOR SALE

Big Springs Pivot



Location: From the Big Springs, Nebraska I-80 interchange, the property is located just 1 1/2 miles east on Road West 40.

Legal Description: NE1/4 Section 6-T12N-R41W of the 6th P.M., Keith County, Nebraska.

Acres: 171.32 tax assessed acres

Taxes: 2017 taxes payable in 2018 - \$6,432.54

FSA Info: 164.66 DCP Cropland; 133.7 Ac. Corn Base at 150 Bu Yield, 6.64 Ac. Wheat Base at 46 Bu Yield, .07 Ac. Oats Base at 42 Bu Yield, .07 Ac. Grain Sorghum Base at 33 Bu Yield, .11 Ac. Sunflower Base at 548 lb Yield.

Water: There are 138.67 Certified Irrigated Acres in the Twin Platte NRD. There are two registered wells (G-039703 & G-045302), both capable of pumping over 2,500 GPM from 38'. West well was redone by Sargent in 2014. East Well was originally for flood irrigation on the south 80 acres which was added in 2012. West well is currently running the pivot and was redone by Sargent in 2014. It was set up to pump 850 GPM at 40 PSI. East well is currently capped and not in use, but not abandoned.

Soils: 57.8% Class II Bayard fine sandy loam; 40.6% Class III Lexworth loam & Chappell fine sandy loam; 1.5% Class IV Bankard loamy sand.

Improvements & Equipment: BRAND NEW 7 TOWER VALLEY PIVOT INSTALLED APRIL 2018.
50 HP Electric Motor.

Land Use: Currently planted to corn for 2018 with corners planted to wheat.

Price: \$650,000

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Agri Affiliates—Providing Farm, Ranch Real Estate Services



Mike Polk,
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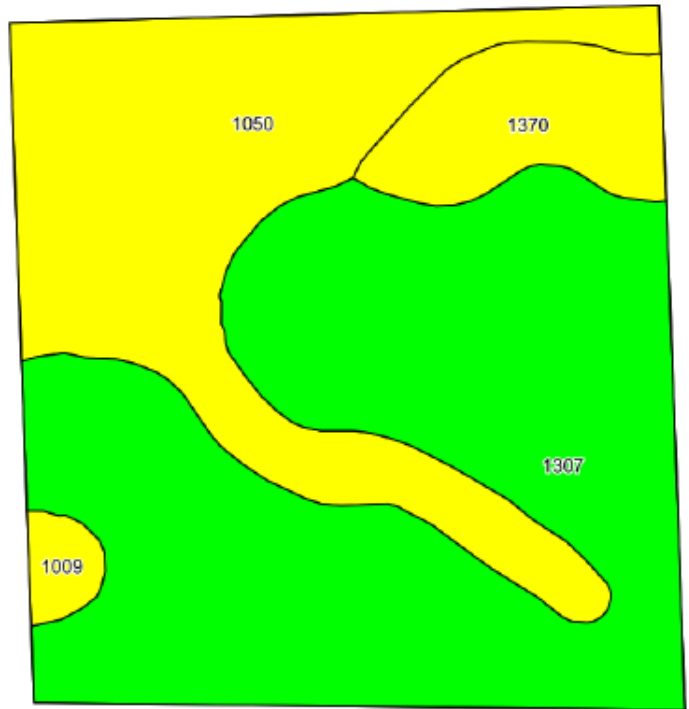
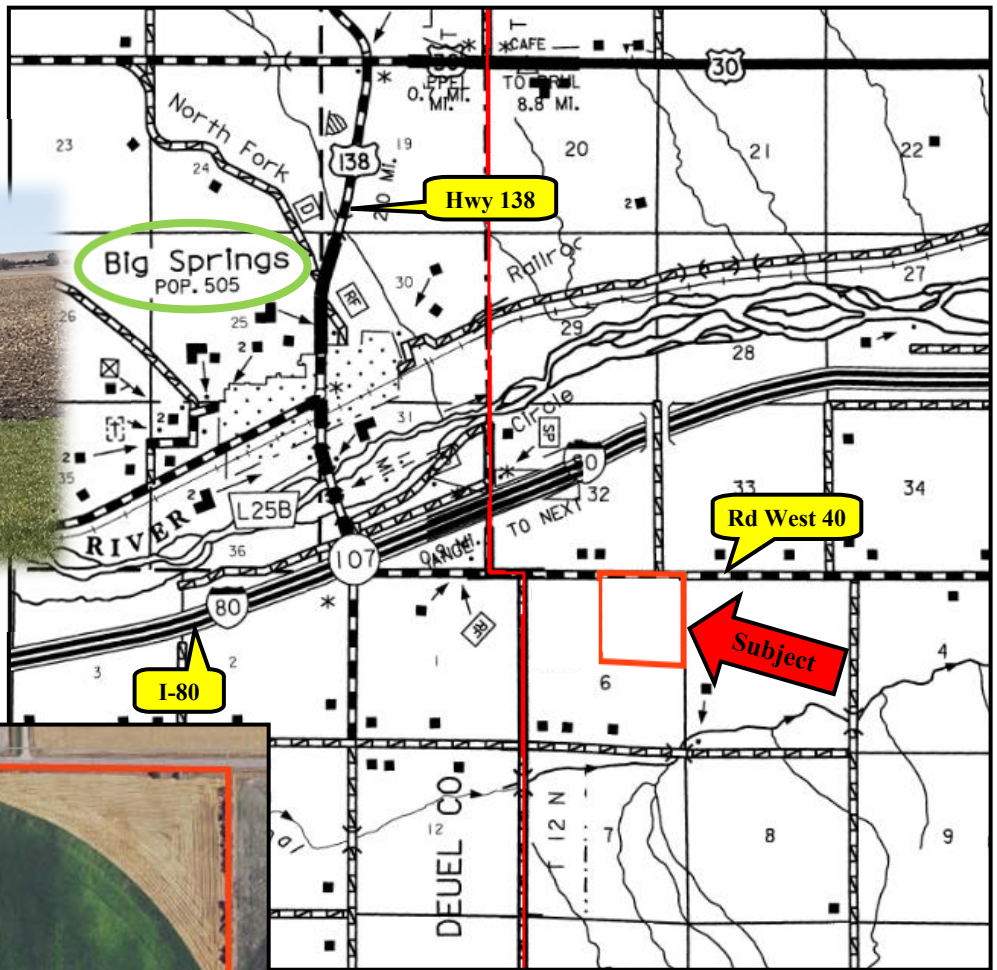


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Providing Farm - Ranch Real Estate Services





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	96.16	57.8%		Ile	Ile
1050	Lexsworth loam, very rarely flooded	53.88	32.4%		IIIw	IIIw
1370	Chappell fine sandy loam, 0 to 3 percent slopes	13.65	8.2%		IIIe	IIIe
1009	Bankard loamy sand, rarely flooded	2.56	1.5%		IVe	IVe