

LAND FOR SALE

SHERIDAN COUNTY IRRIGATED FARM



1,636 acres offered in 4 Parcels! Parcels 2 & 3 Under Contract!

**Pivot Irrigated Cropland, Dryland Cropland, CRP, 2 Sets of Improvements
6 miles northeast of Gordon, Nebraska on 160th Lane and 150th Lane**

These are 4 highly productive parcels with excellent soils & great access with gravel county roads adjacent to each parcel.

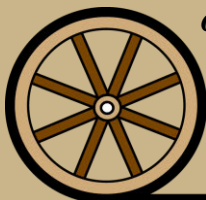
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Brian Reynolds
Co-Listing Agent



Mike Polk
Co-Listing Agent



Offered Exclusively By:

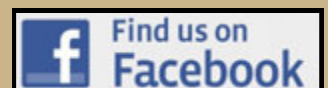
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

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(308) 534-9240

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Parcel 1 - 388 Acres

Legal Description: NW1/4, SE1/4, Pt. SW1/4 Sec. 2-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 388.57 tax assessed acres; 2018 taxes payable in 2019 \$4,566.62

Price: \$925,000.00

FSA Information: 359.47 Acres cropland; 71.44 Ac. Wheat base @ 58 Bu. PLC yield; 95.16 Ac. Corn base @ 151 Bu. PLC yield

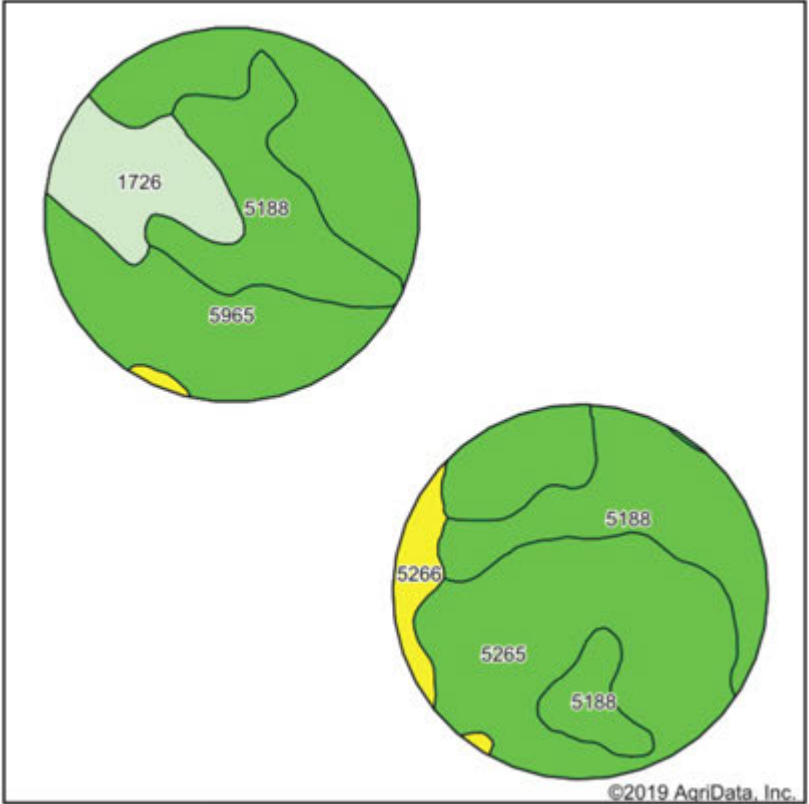
CRP Information: 109.71 Acres CRP : 2020 payment \$3,640, 2021 payment \$2,740. Contract #843B expiring 2020 and 848B expiring in 2021.

Parcel 1 Soils: Pivot soils are 87.8% Class I & II.

Irrigation Equip: Two 9-tower Lockwood pivots, 246.2 certified irrigated acres, NE Well Reg. #G-64382 set up to pump 600 GPM from 212 ft. at time of drilling, electric 75-HP GE motor & pump.

Comments: Excellent terrain and soils. North pivot has an excellent stand of alfalfa and the south pivot is planted to TEFF Grass, remaining dryland is enrolled in CRP.





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Area Symbol: NE161, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Winter wheat
5965	Jayem fine sandy loam, 0 to 3 percent slopes	83.06	34.9%			IIe	1789	45		32
5188	Keya loam, 0 to 2 percent slopes	68.16	28.6%			IIc	3055	63	45	37
5265	Tuthill fine sandy loam, 0 to 3 percent slopes	57.78	24.3%			IIe	2485	44		33
1726	Rosebud loam, 1 to 3 percent slopes	20.58	8.6%			IIe	1803	32	55	29
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	8.39	3.5%			IIe	2485	42		31
Weighted Average							2346.4	48.7	17.6	33.4

Parcel 2 - 480 Acres - UNDER CONTRACT!

Legal Description: S1/2, NE1/4 Sec. 11-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 480 tax assessed acres; 2018 taxes payable in 2019 \$8,309.54

Price: **\$1,160,000.00**

FSA Information: 413.04 Acres cropland; 116.8 Ac. Wheat base @ 58 Bu. PLC yield & 155.43 Ac. Corn base @ 151 Bu. PLC yield

CRP Information: 8.2 Acres CRP, Contract #844B expiring in 2020, payment \$302.

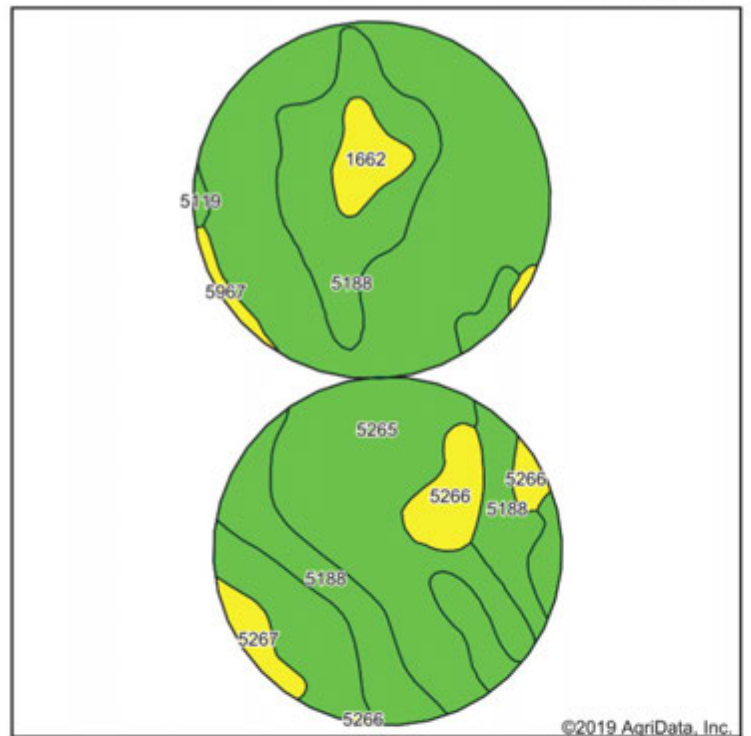
Parcel 2 Soils: Pivot soils are 89.8% Class I & II.

Irrigation Equip: One 7-tower Reinke pivot, one 10-tower Lockwood pivot, 288.8 certified irrigated acres; NE Well Reg. #G-041877 set up to pump 400 GPM from 200' and NE Well Reg.#G-041933 set up to pump 500 GPM from 190' at time of drilling, one 50-HP GE elec. motor, one 60-HP GE elec. motor and 2 pumps. New (2019) irrigation well & Layne Bowler pump, new buried electric line from east road to south pivot motor.

Improvements: Property has older 1,400 sq. ft. home with a 48'x100' newer pole barn for calving, an older barn & good corrals with open front shed.

Comments: For 2019, Everything under the pivots is in TEFF grass with non-irrigated alfalfa corners.





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5265	Tuthill fine sandy loam, 0 to 3 percent slopes	153.12	62.4%		IIIe	IIe	2485	44		33
5188	Keya loam, 0 to 2 percent slopes	66.45	27.1%		IIc	Ie	3055	63	45	37
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	11.55	4.7%		IIIe	IIIe	2485	42		31
1662	Lodgepole silt loam, occasionally ponded	7.00	2.9%		IIIw	IVw	1000	27		20
5267	Tuthill fine sandy loam, 6 to 9 percent slopes	4.56	1.9%		IVe	IVe	2500	40		26
5967	Jayem fine sandy loam, 6 to 9 percent slopes	1.99	0.8%		IVe	IVe	2300	42		29
5119	Busher fine sandy loam, 0 to 3 percent slopes	0.85	0.3%		IIIe	IIe	2300	47		34
Weighted Average							2595.1	48.5	12.2	33.5

Parcel 3 - 540 Acres - UNDER CONTRACT

Legal Description: N1/2, Pt. S1/2 (N or RR) Sec.14-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 540.26 tax assessed acres; 2018 taxes payable in 2019 \$7,055.16

Price: **\$1,150,000.00**

FSA Information: 392.74 Ac. Cropland; 112.1 Ac. Wheat base @ 58 Bu. PLC Yield; 149.4 Ac. Corn base @ 151 Bu. PLC yield.

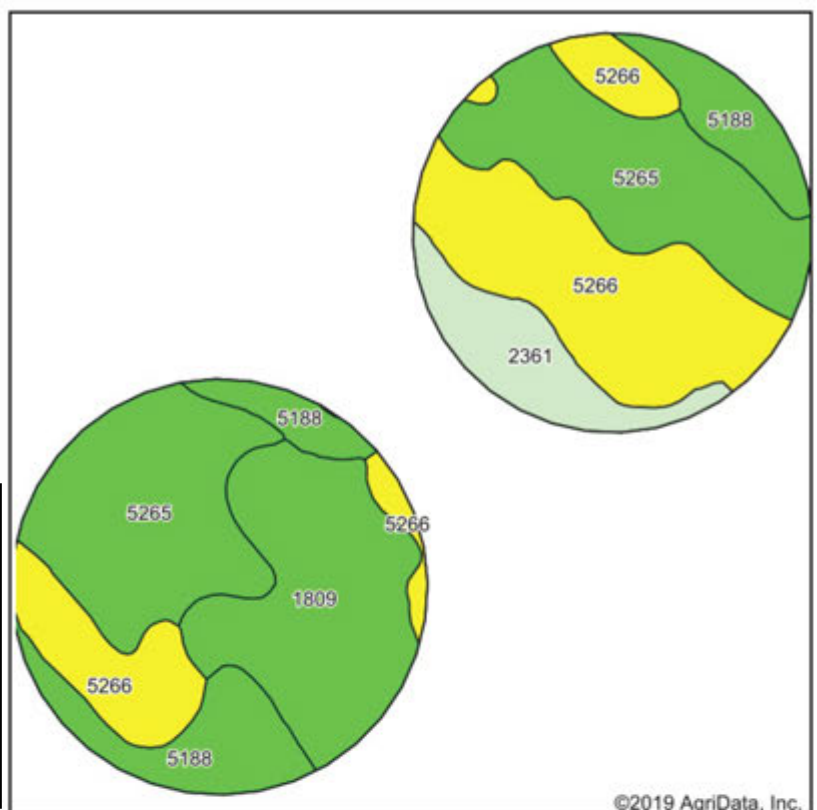
CRP Information: 3.8 Ac. CRP, Contract #845B expiring 2020, payment \$143

Parcel 3 Soils: Pivot soils are 64.5% Class I & II.

Irrigation Equip: Two 9-tower Lockwood pivot, 253.3 certified irrigated acres; NE Well Reg. #G-050414 set up to pump 800 GPM from 157' at time of drilling, one 100-HP elec. motor, one irrigation pump. Submersible stock well in pasture.

Improvements: Property has older 1,044 sq. ft. home with one 3,000 sq. ft. and two 2,400 sq. ft. hay storage/utility buildings, a barn, miscellaneous out buildings & 3 grain bins. It also has 6 backgrounding lots with concrete feed bunks and 6' aprons. Excellent cattle load-out facility with pipe corrals, concrete silo & bulk bins.





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Area Symbol: NE161, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Winter wheat	Corn
5265	Tuthill fine sandy loam, 0 to 3 percent slopes	79.14	32.5%		IIIe	Ile	2485	44	33	
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	68.99	28.3%		IIIe	IIIe	2485	42	31	
1809	Satanta fine sandy loam, 1 to 3 percent slopes	44.10	18.1%		IIIe	Ile	2364	55	35	
5188	Keya loam, 0 to 2 percent slopes	33.80	13.9%		IIc	Ie	3055	63	37	45
2361	Munjor fine sandy loam, channeled, frequently flooded	17.72	7.3%		VW		2300	32		
Weighted Average							2528.7	47.2	31	6.2

Parcel 4 - 227 Acres

Legal Description: Pt. NW1/4, N1/2SW1/4 Sec.25-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 227.52 tax assessed acres; 2018 taxes payable in 2019 \$4,220.60

Price: \$665,000.00

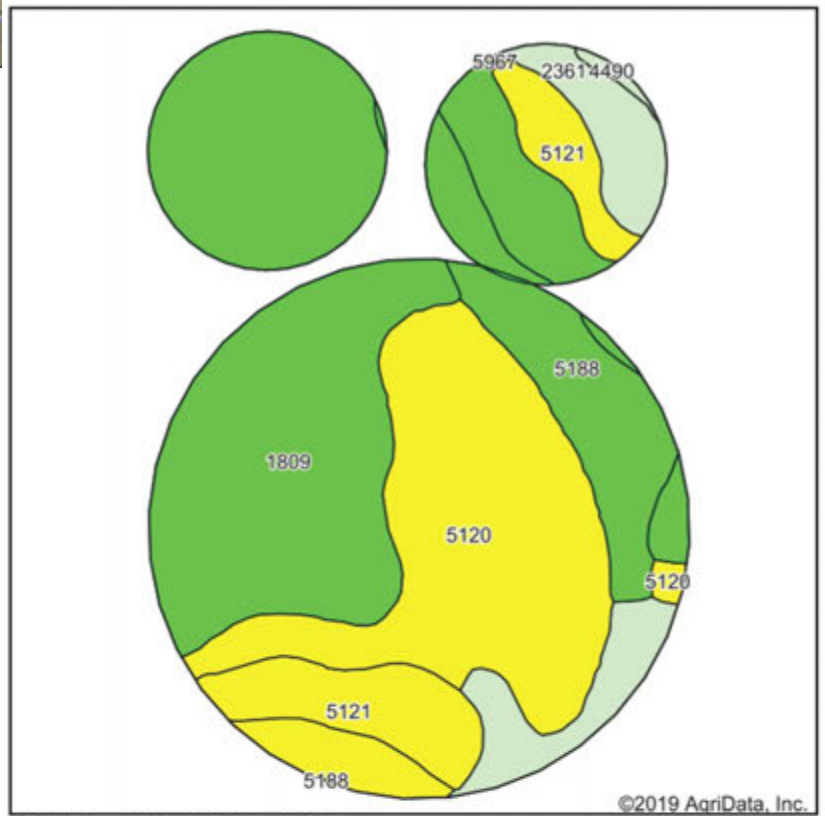
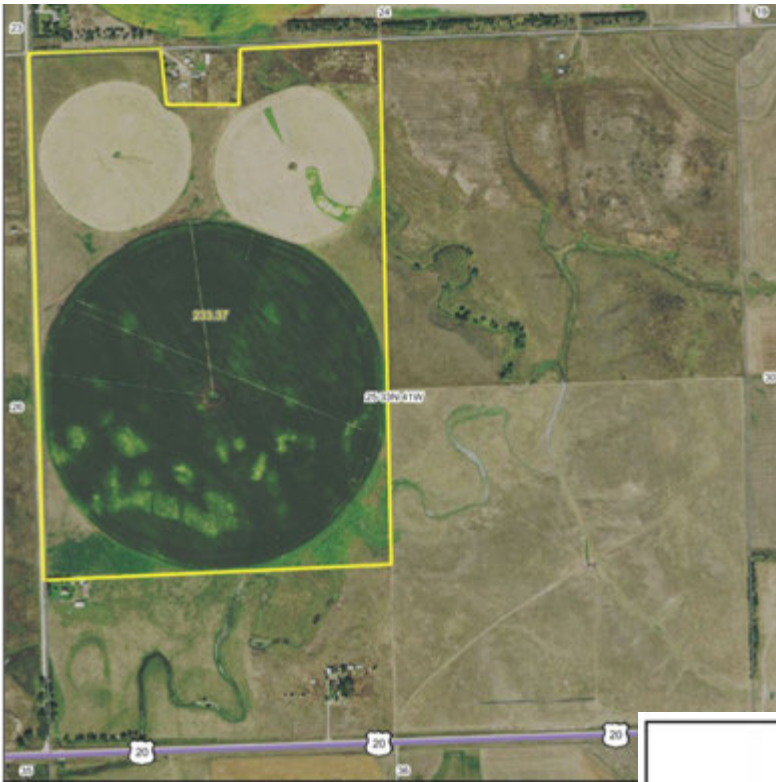
FSA Information: 214.24 Ac. Cropland; 61.78 Ac. Wheat base @ 58 Bu. PLC Yield; 82.3 Ac. Corn base @ 151 Bu. PLC yield.

Parcel 4 Soils: Pivot soils are 54.3% Class I & II.

Irrigation Equip: Two 4-tower Zimmatic pivots, one 7-tower Zimmatic pivot; 189.4 Certified Irrigated Acres; NE Well Reg #G-036543 set up to pump 900 GPM from 60' at time of drilling, NE Well Reg. #G-047635 set up to pump 1,600 GPM from 265' at time of drilling, one 75-HP Newman elec. motor & one irrigation pump. (Note: There is only one well at this time)

Comments: Excellent access just 1/4 mile off of US Hwy 20 on County gravel road. For 2019, everything under the pivots is currently in TEFF grass with non-irrigated alfalfa corners.



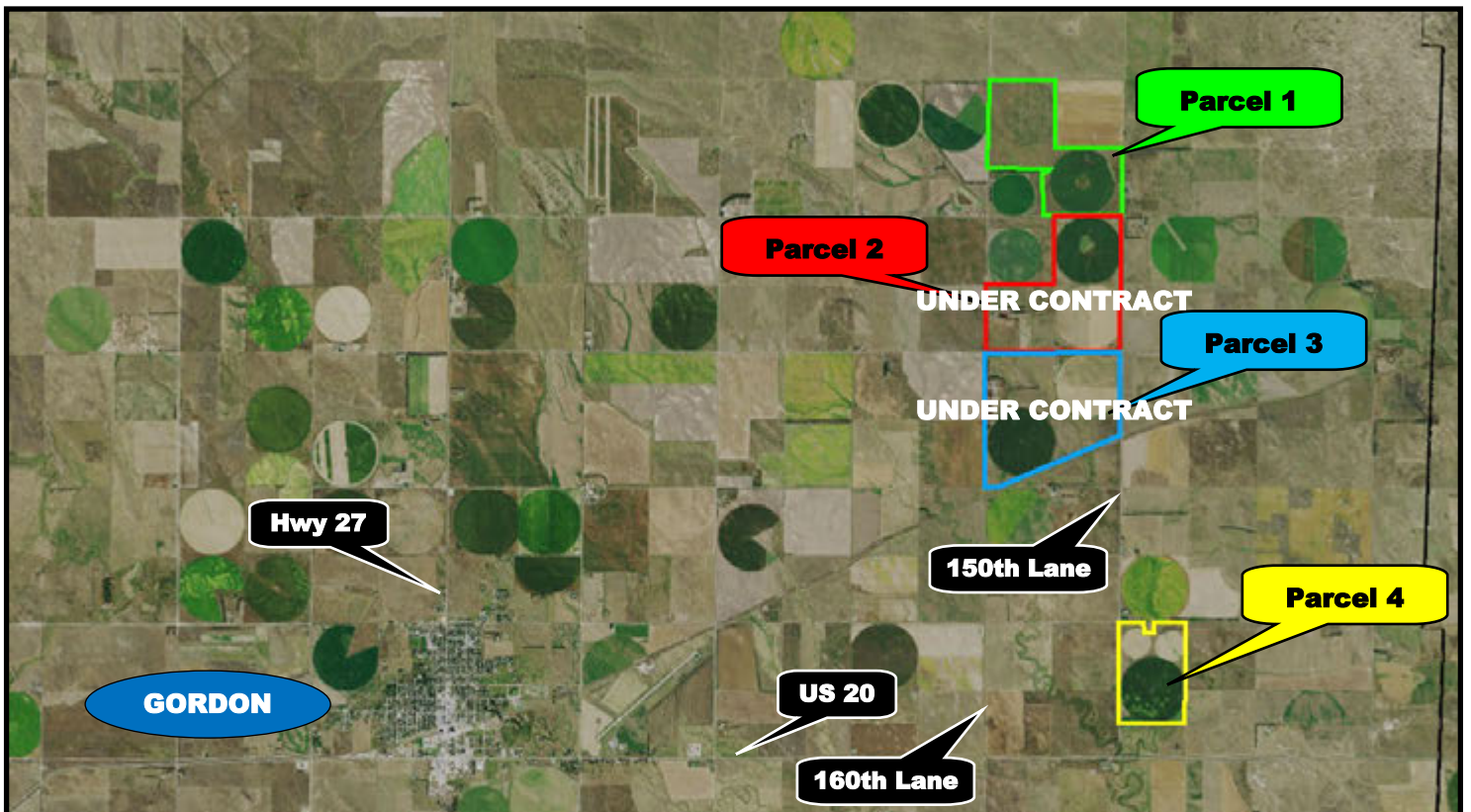
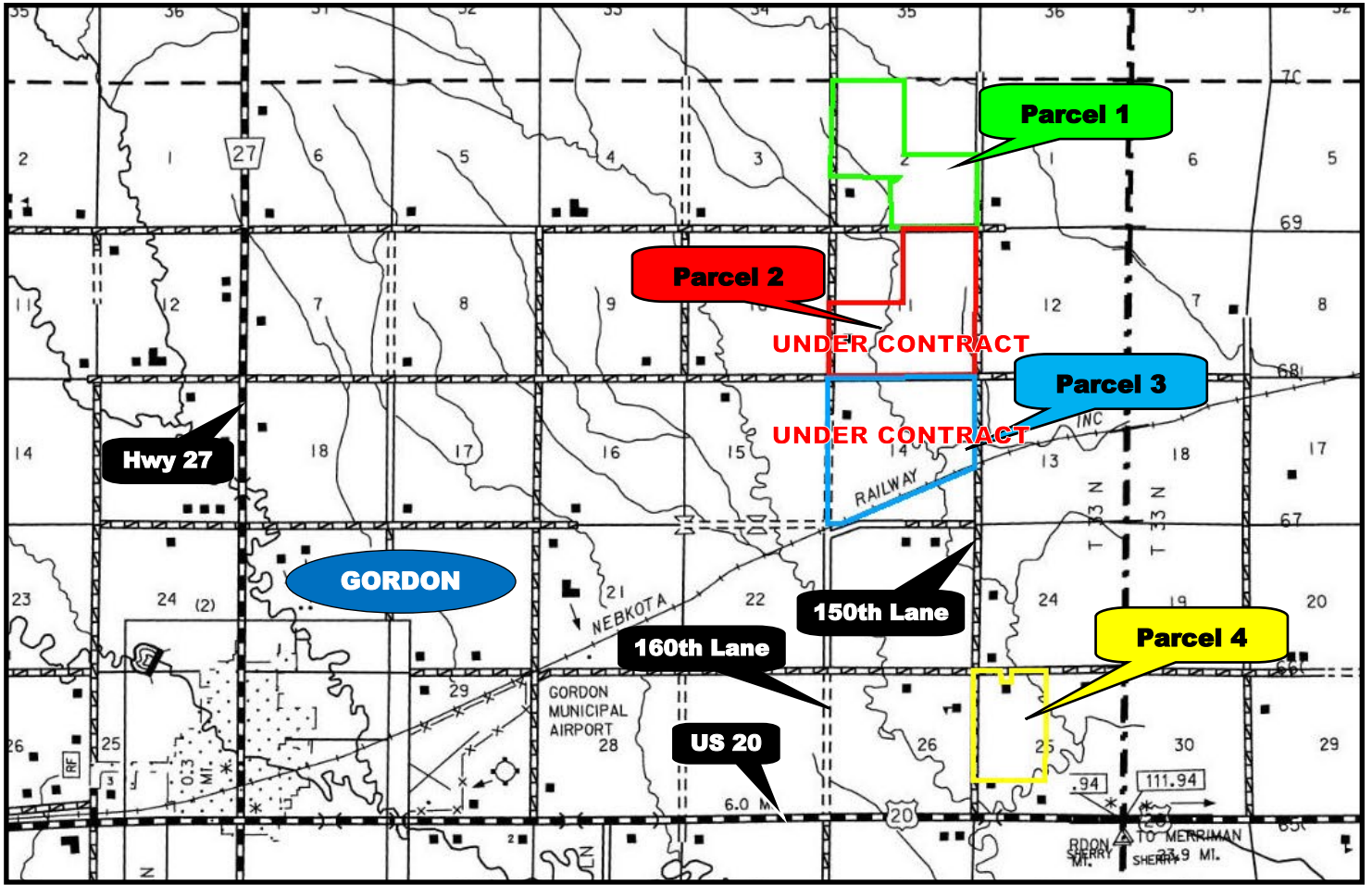


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1809	Satanta fine sandy loam, 1 to 3 percent slopes	72.89	43.6%		IIIe	Ile	2364	55		35
5120	Busher fine sandy loam, 3 to 6 percent slopes	46.73	28.0%		IIIe	IIIe	2277	45		32
5188	Keya loam, 0 to 2 percent slopes	17.87	10.7%		IIc	Ie	3055	63	45	37
5121	Busher fine sandy loam, 6 to 9 percent slopes	15.31	9.2%		IVe	IVe	2277	43		25
2361	Munjoy fine sandy loam, channeled, frequently flooded	13.61	8.1%		VIw		2300	32		
4490	Dunday loamy fine sand, 3 to 9 percent slopes	0.52	0.3%		VIe		2398		2	
5967	Jayem fine sandy loam, 6 to 9 percent slopes	0.13	0.1%		IVe	IVe	2300	42		29
Weighted Average							2400.4	49.9	4.8	30.5

LOCATIONS



“Around the Property”

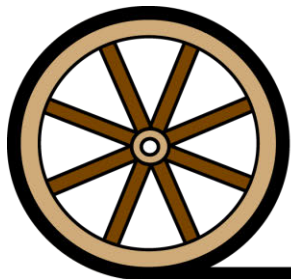


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