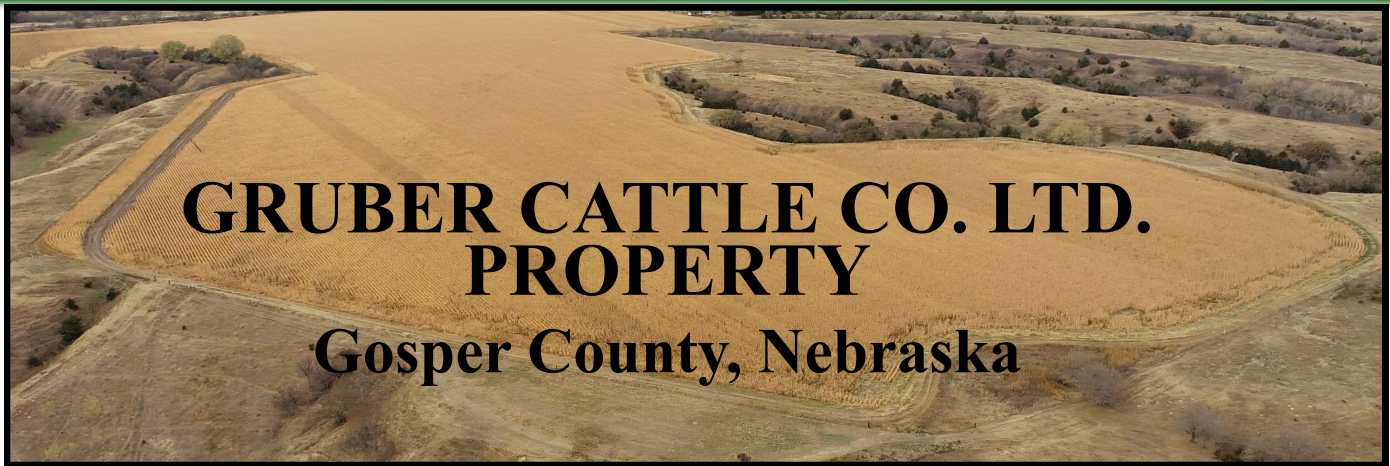


LAND FOR SALE



Location:

Located 1 mile northwest of Elwood on State Highway 23

Legal

Description:

Parts of Section 1 and 12, located north and east of State Highway 23, all in T7N-R23W of the 6th P.M., Gosper County, Nebraska, AND part of Section 6, T7N-R22W of the 6th P.M., Gosper County, Nebraska

Property

Description:

The property consists of approximately 407.39 taxed assessed and surveyed acres. The farm includes gravity irrigated and dry cropland with hay land, recreational pasture and building improvements.

Farm Service

Agency Info:

Total Cropland - 252.29 Acres. Government Base Acres - Corn, 171.4 acres w/PLC yield of 181 bu/acre. Wheat, 6.2 acres w/PLC yield of 40 bu/acre, Grain Sorghum, 1.0 acre w/PLC yield of 77 bu/acre, Soybeans, 11.6 acres w/PLC yield of 52 bu/acre. All base acre information is subject to Farm Service Agency rules and regulations.

Building

Improvements:

Includes a barn, 40ft x24ft metal vehicle shelter, misc. storage buildings, small grain bins, livestock buildings, and cattle pens and/or corrals, which include a total of 330ft of concrete fence line bunk (Livestock water is provided by a well located on an adjoining property. Continued use and access to this water is not guaranteed by seller.)

Recreational

Amenity:

The property is located adjacent to recreational land adjoining the Elwood Reservoir and the recreational pasture of the subject, possesses excellent wildlife habitat.

Soils:

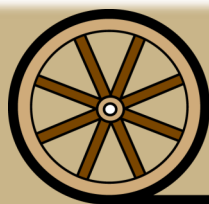
Cropland soils consist primarily of Class I and II Holdrege silt loams with slopes of 0-3%, soils of the hay land consist primarily of Class II and III Holdrege and Uly silt loams with slopes of 0-7% and soils of the recreational pasture consist primarily of Coly, Uly and Hobbs silt loams with slopes of 3-60%.

Contact:

Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Bryan Danburg, Sale Associates
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

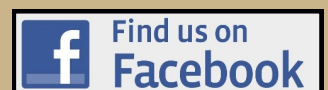


Offered Exclusively By:

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

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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.



Irrigation Information:

	North Well	Southwest Well	East Well
Registration	G148702	G003468	G014125
Completion Date	03/11/2008 at 1200gpm	3/10/1954 at 800gpm	4/23/1957 at 1000gpm
Well Depth	380'	368'	350'
Static Water Level	201'	267'	240'
Pumping Level	216'	281'	250'
Column	8"	9"	8"
Pump	Western Land Roller	Western Land Roller	Layne Bowler
Gearhead	Amarillo 100hp		US Motors 210hp
Power Unit	Ind, Engine Model 496, NG	200hp, electric motor	Ind, Engine Model 496, NG
Control Panel		Wellguard	

The farm is located in the Tri-Basin Natural Resource District and has a total of 252.29 certified irrigated acres.

Taxes: Estimated 2020 Real Estate Taxes - \$14,423

Price: \$1,660,300

Comments: This is a unique property offering highly productive cropland along with upland meadow and pasture that has good fencing and tremendous recreational amenity.



REC. PASTURE



REC. PASTURE



**SHELTER BELT
W/ BLDG. IMP.**



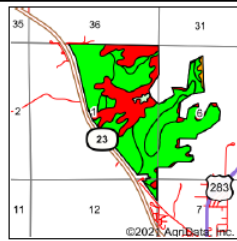
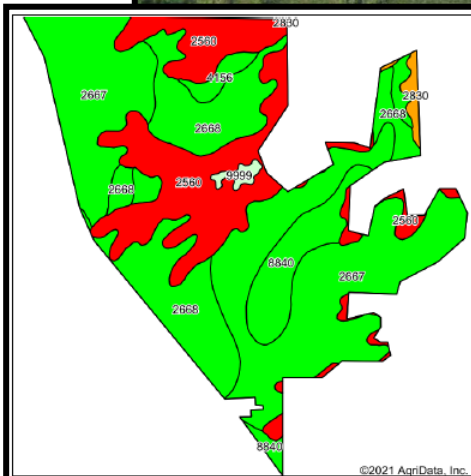
**VIEW OF
HAYABLE
GRASSLAND**



**VIEW FROM
NORTHWEST**



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



State: Nebraska
 County: Gosper
 Location: 1-7N-23W
 Township: Elwood 7-23
 Acres: 404.51
 Date: 1/15/2021

AGRI AFFILIATES, INC.
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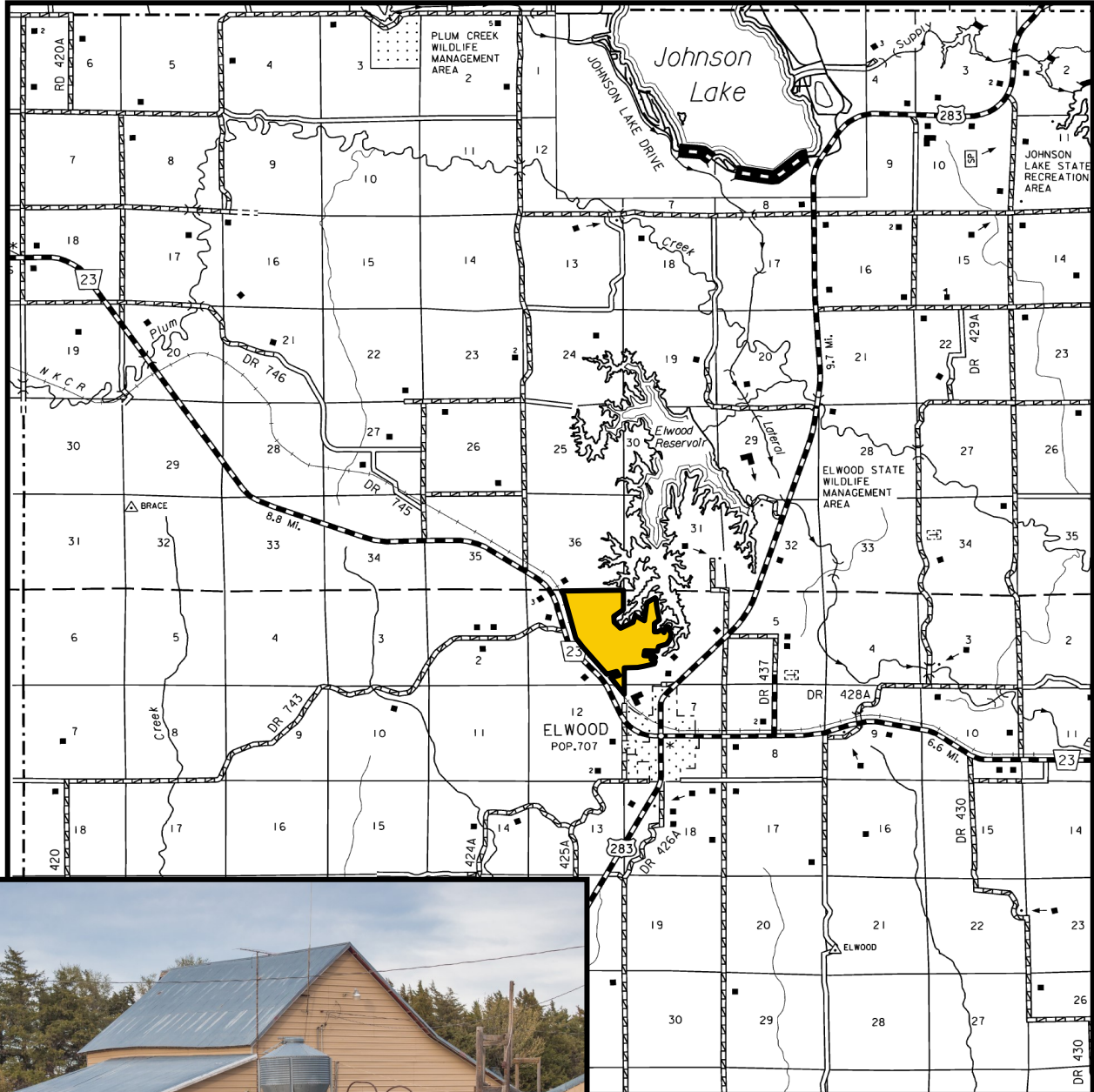
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Com	Com Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
2667	Holdrege silt loam, 0 to 1 percent slopes	173.30	42.8%	Green	Ile	Iw	72							
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	98.41	24.3%	Red	Vile		45							
2668	Holdrege silt loam, 1 to 3 percent slopes	85.20	21.1%	Green	Ile	Ile	71							
8840	Hall silt loam, 0 to 1 percent slopes	31.65	7.8%	Green	Ilo	Iw	71	3	7	48	157	58	118	42
4156	Holdrege-Uly silt loams, 1 to 3 percent slopes	5.51	1.4%	Green	Ile	Ile	68	2	6	30	140	43	113	34
2830	Uly-Coly silt loams, 11 to 30 percent slopes	3.82	0.9%	Orange	Vile		32							
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	3.72	0.9%	Green	Ilie	Ilie	66							
9999	Water	2.90	0.7%											
Weighted Average							64.1	0.3	0.6	4.2	14.2	5.1	10.8	3.7

°C: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

GRUBER CATTLE CO. LTD. PROPERTY

Featuring Gravity Irrigated and Dry Cropland, Hay Land,
Recreational Pasture and Building Improvements



BARN



SW IRR. WELL



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