

# LAND FOR SALE

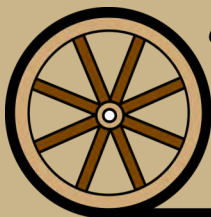
## WESTERN KEITH CO. PIVOT QUARTER

160 Acres NW of Brule in Keith County, Nebraska

- Location:** From the intersection of State St. and Hwy 30 in Brule, NE, 1 mile west to Rd. West I N, then north 7 miles to Hwy 26, then 4.5 miles west to Rd. West M N, then south 1 mile to Road West 140. 1 mile west on Road West 140 to the SE border of property.
- Legal Desc:** SE1/4 Sec. 10-T14N-R41W of the 6th P.M., Keith County, NE
- Acres:** 160.14 Tax Assessed Acres
- Taxes:** 2021 Real Estate taxes payable in 2022 are \$3,877.80; 2021 Occupation taxes \$835.78
- Land Use:** The property includes 128.57 pivot irrigated acres, 19.5 acres of dry cropland & 10 acres of grass.
- FSA Info:** 156.5 cropland acres; Corn base 118.6 bu. @ 131 PLC.
- Soils:** Soils on this quarter are mostly Duroc silt loam, Sulco and Keith loams. 71% Class II and III soils.
- Water Rights:** Well Registration G-039981, drilled 6/8/1973 to 420'; test pumped 1,288GPM @ 306' (at time of drilling); Located in the Twin Platte NRD with 128.58 Certified Irrigated Acres
- Equipment:** 1 Valley pivot irrigation system, generator with power panel, Case power unit, Randolph 150 HP gearhead S# R0310112, and Sargent pump S# GR09C137.
- Possession:** Possession at Closing.
- Price:** \$532,000
- Comments:** Productive pivot quarter with county road access to the southeast corner of the property.
- Contact:** **Bruce Dodson, AFM; Listing Agent 308-539-4455 | [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Mike Polk, Chase Dodson, Don Walker, Bonnie Downing, Brian Reynolds, Brad Atkins, Dallas Dodson



**Bruce Dodson, AFM**  
Listing Agent



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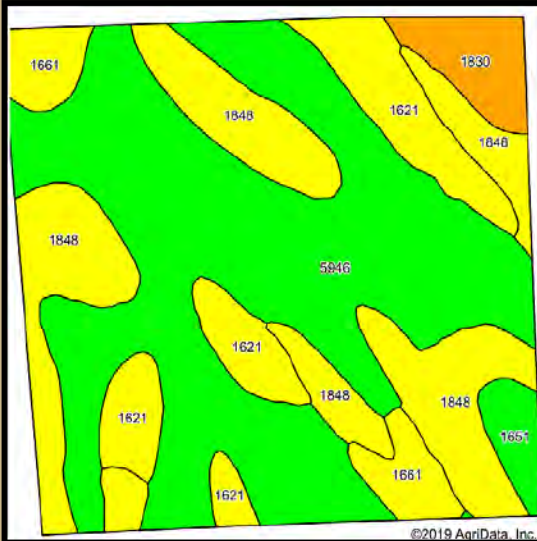
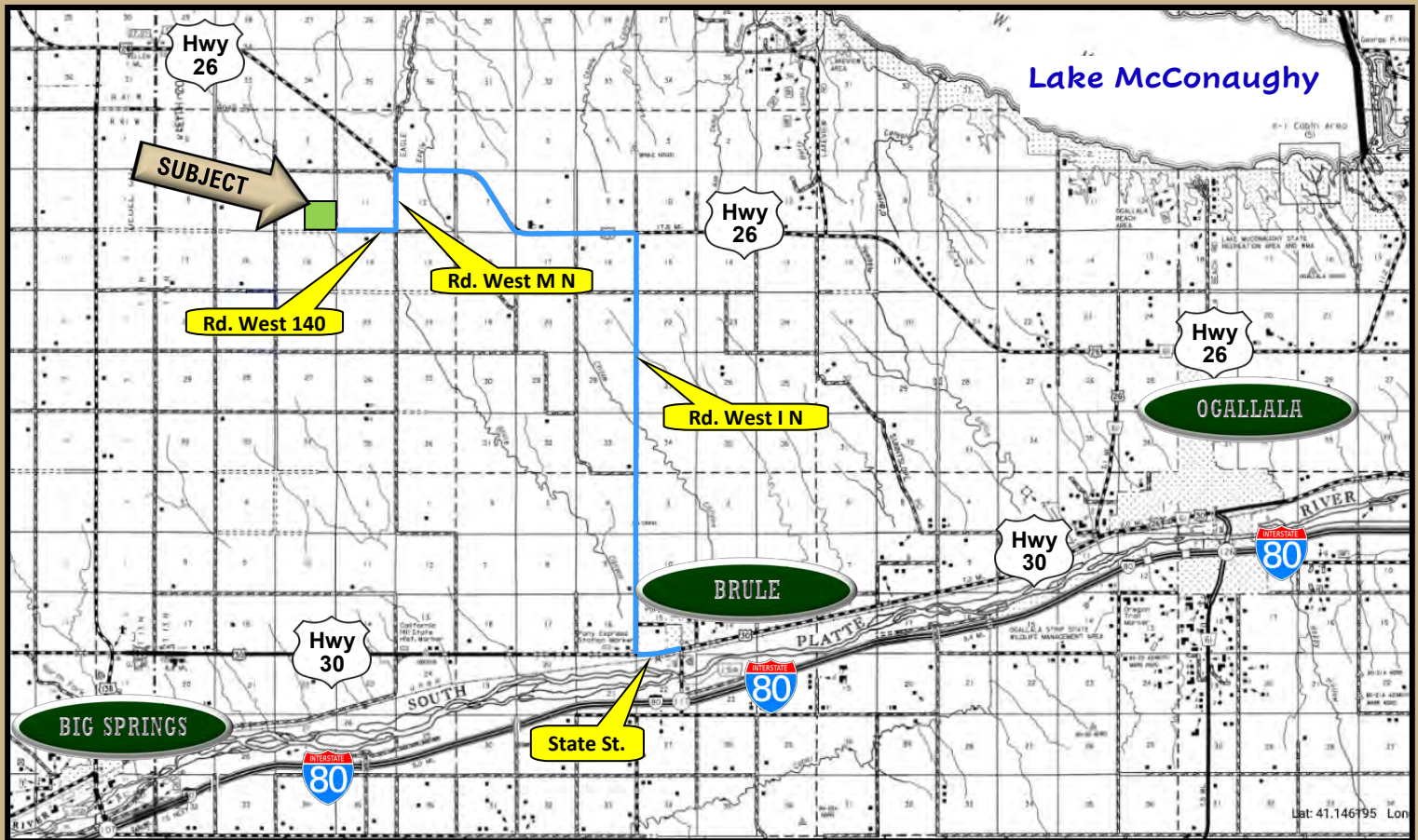
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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.







Area Symbol: NE101, Soil Area Version: 19						
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
5946	Duroc silt loam, 1 to 3 percent slopes	81.58	52.1%		Ile	Ile
1848	Sulco loam, 6 to 9 percent slopes	39.27	25.1%		IVe	IVe
1621	Keith loam, 3 to 6 percent slopes	18.50	11.8%		IIIe	IIIe
1661	Lodgepole silt loam, frequently ponded	7.77	5.0%		IIIw	IVw
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	6.02	3.8%		Vle	
1651	Kuma loam, 1 to 3 percent slopes	3.41	2.2%		Ile	Ile



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