

LAND FOR SALE

WOERNER FARMS



Nearly 1,200 acres of quality,
Nuckolls Co., Nebraska
cropland and pasture
offered in multiple parcels!

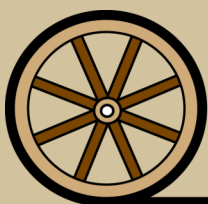


View the aerial video at
[www.agriaffiliates.com!](http://www.agriaffiliates.com)



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Listing Agent
(402)984-7744
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Four parcels combine as one of the most exciting offerings to hit the market in recent memory! Center-pivot irrigated cropland, productive non-irrigated cropland, and excellent hardland pasture are available in this listing.



Offered Exclusively By:

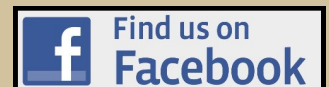
AGRI AFFILIATES, INC.

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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PARCEL 1 | INFORMATION

Location: From Superior: 3 miles north on Highway 14, then 7 miles west on Highway 136, then 2 miles north on Road 2900, then ¼ mile east on Road J to the southwestern corner of the farm (northwest of the intersection of Road J and Road 3000) in southwestern Nuckolls County, Nebraska.

Legal Description: The East Half of the Southwest Quarter (E½ SW¼) and the West Half of the Southeast Quarter (W½ SE¼) of Section Twenty-Three (23), Township Two (2) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska, less exceptions [154.61 estimated acres].

Comments: Productive, center-pivot irrigated cropland quarter with excellent equipment and access.

Taxes: 2020 Taxes—\$8,816.66 (estimated) + \$980.80 occupation taxes.

Leases: Full possession available in 2022!

Price: **\$1,154,400.00**

Natural Resource District: Lower Republican Natural Resource District.
This parcel includes 122.70 certified irrigated acres.

Soils: Primarily Hastings silt loam soils, with slopes ranging from 1-7%.

<u>FSA Information (Estimated):</u>	Total Farmland:	<u>154.78 acres</u>	Total Cropland:	<u>138.04 acres</u>
	Government Base Acres:	<u>Wheat—54.87</u>	PLC Yields:	<u>Wheat—35</u>
		<u>Gr. Sorg.—66.30</u>		<u>Gr. Sorg.—70</u>
		<u>Soybeans—1.91</u>		<u>Soybeans—43</u>

Irrigation Equipment: 8-tower Reinke center-pivot irrigation system served by two submersible wells (note that one of the wells is located on the south end of the building site, located in the northwest corner of this section; however, a permanent easement is in place for this well and underground pipe). This northwest submersible pump was replaced new in 2021.

<u>Well Information:</u>	<u>North Well</u>			
	Well Registration:	<u>G-131391A</u>	Completion Date:	<u>07/22/2004</u>
	Well Depth:	<u>95 feet</u>	Static Water Level:	<u>66.50 feet</u>
	Pumping Level:	<u>70 feet</u>	Column:	<u>4 inches</u>
	Gallons/Minute:	<u>225 gpm</u>	Pump:	<u>Submersible</u>
	<u>South Well</u>			
	Well Registration:	<u>G-131391B</u>	Completion Date:	<u>07/22/2004</u>
	Well Depth:	<u>70 feet</u>	Static Water Level:	<u>31 feet</u>
	Pumping Level:	<u>45 feet</u>	Column:	<u>3 inches</u>
	Gallons/Minute:	<u>150 gpm</u>	Pump:	<u>Submersible</u>

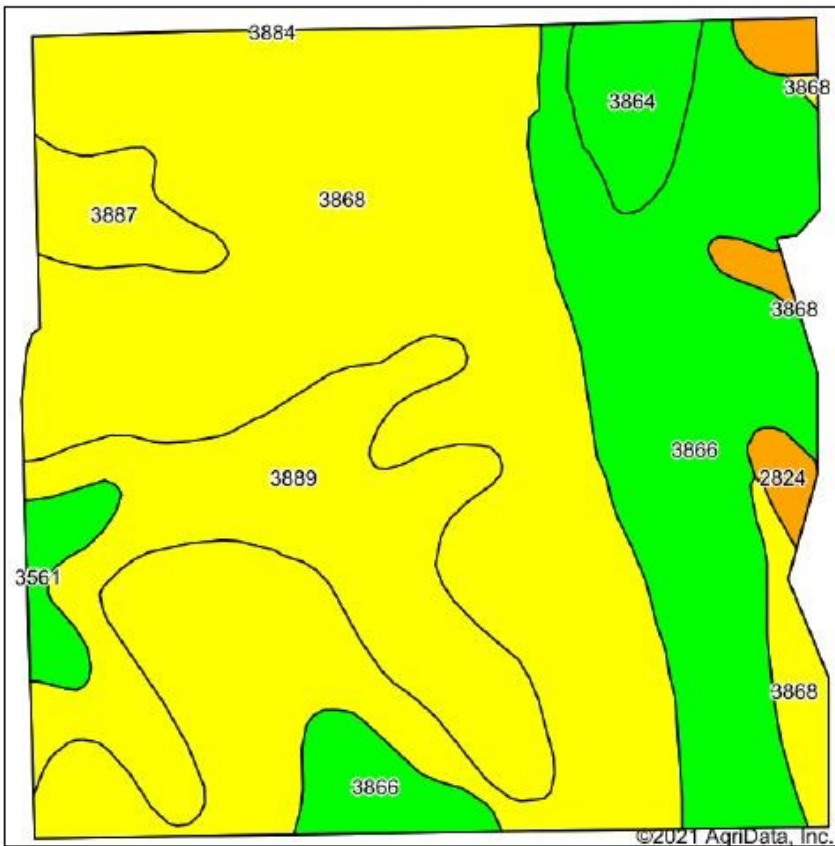


PARCEL 1 | AERIAL MAP

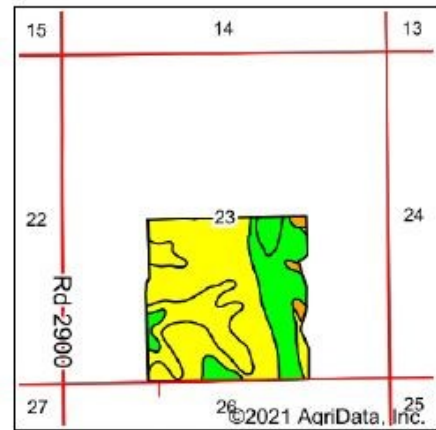


PARCEL 1 | SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Nuckolls**
 Location: **23-2N-8W**
 Township: **Alban**
 Acres: **154.61**
 Date: **9/18/2021**



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Maps Provided By



Area Symbol: NE129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Alfalfa hay	Corn	Grain sorghum	Winter wheat	*n NCCPI Soybeans	
3868	Hastings silt loam, 3 to 7 percent slopes	80.40	52.0%		IIIe	IIIe					68	
3866	Hastings silt loam, 1 to 3 percent slopes	34.91	22.6%		Ile	Ile					68	
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	24.93	16.1%		IVe	IVe					67	
3864	Hastings silt loam, 0 to 1 percent slopes	4.63	3.0%		Iw	Iw					69	
3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	4.17	2.7%		IIIe	IIIe					69	
2824	Uly silt loam, 11 to 30 percent slopes, eroded	2.97	1.9%		VIe						50	
3561	Hobbs silt loam, occasionally flooded	2.60	1.7%		IIw	IIw					81	
Weighted Average								*	*	*	*	*n 67.8

PARCEL 1 | PICTURES



PARCEL 2 | INFORMATION

- Location:** From Superior: 3 miles north on Highway 14, then 6 miles west on Highway 136, then 2 miles north on Road 3000 to the southeastern corner of the farm (northwest of the intersection of Road J and Road 3000) in southwestern Nuckolls County, Nebraska.
- Legal Description:** The East Half of the Southeast Quarter (E½ SE¼) and portions of the East Half of the West Half of the Southeast Quarter (E½ W½ SE¼) of Section Twenty-Three (23), Township Two (2) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska [81.42 estimated acres].
- Comments:** This is a quality tract of hardland pasture with water provided by a livestock dam and an Aermotor windmill, which was rebuilt in the past 5 years.
- Taxes:** 2020 Taxes—\$1,411.20 (estimated).
- Leases:** Full possession available in 2022!
- Price:** **\$160,000.00**
- Natural Resource District:** Lower Republican Natural Resource District.
- Soils:** Almost entirely Hastings and Uly silt loam soils, with slopes ranging from 1-30%.
- FSA Information (Estimated):** Total Farmland: 78.50 acres



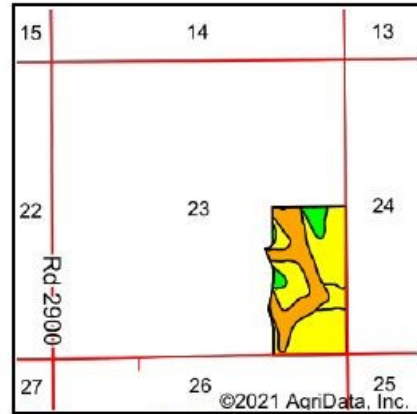
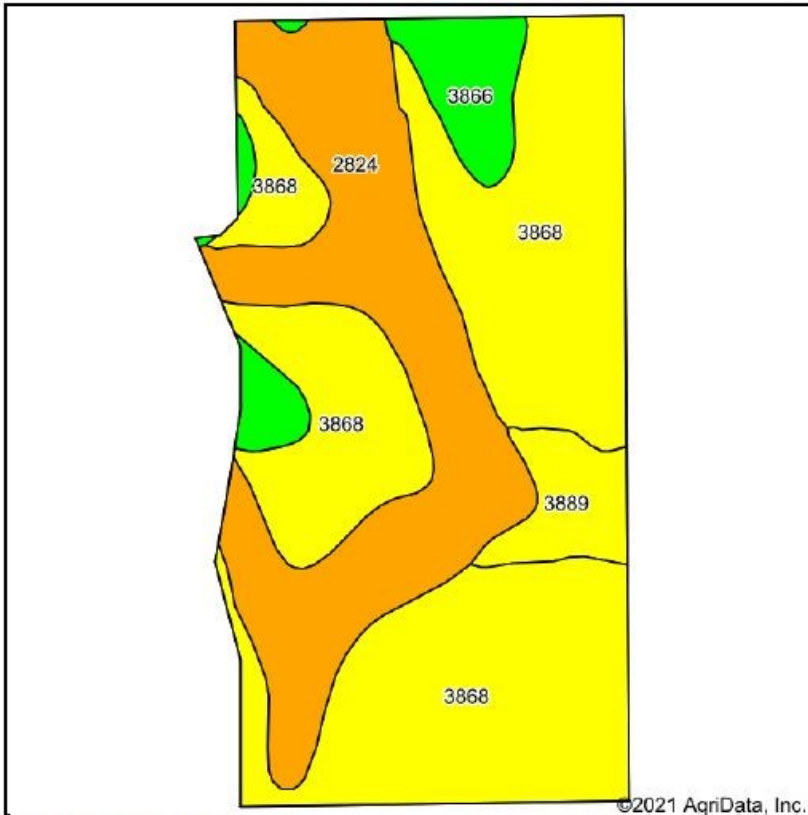
PARCEL 2 | AERIAL MAP



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PARCEL 2 | SOILS MAP

Soils Map



State: **Nebraska**
 County: **Nuckolls**
 Location: **23-2N-8W**
 Township: **Alban**
 Acres: **81.42**
 Date: **9/16/2021**



Soils data provided by USDA and NRCS.

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Area Symbol: NE129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
3868	Hastings silt loam, 3 to 7 percent slopes	47.49	58.3%		IIIe	IIIe	68
2824	Uly silt loam, 11 to 30 percent slopes, eroded	24.61	30.2%		VIe		50
3866	Hastings silt loam, 1 to 3 percent slopes	5.67	7.0%		IIe	IIe	68
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	3.65	4.5%		IVe	IVe	67
Weighted Average							*n 62.5

PARCEL 2 | PICTURES

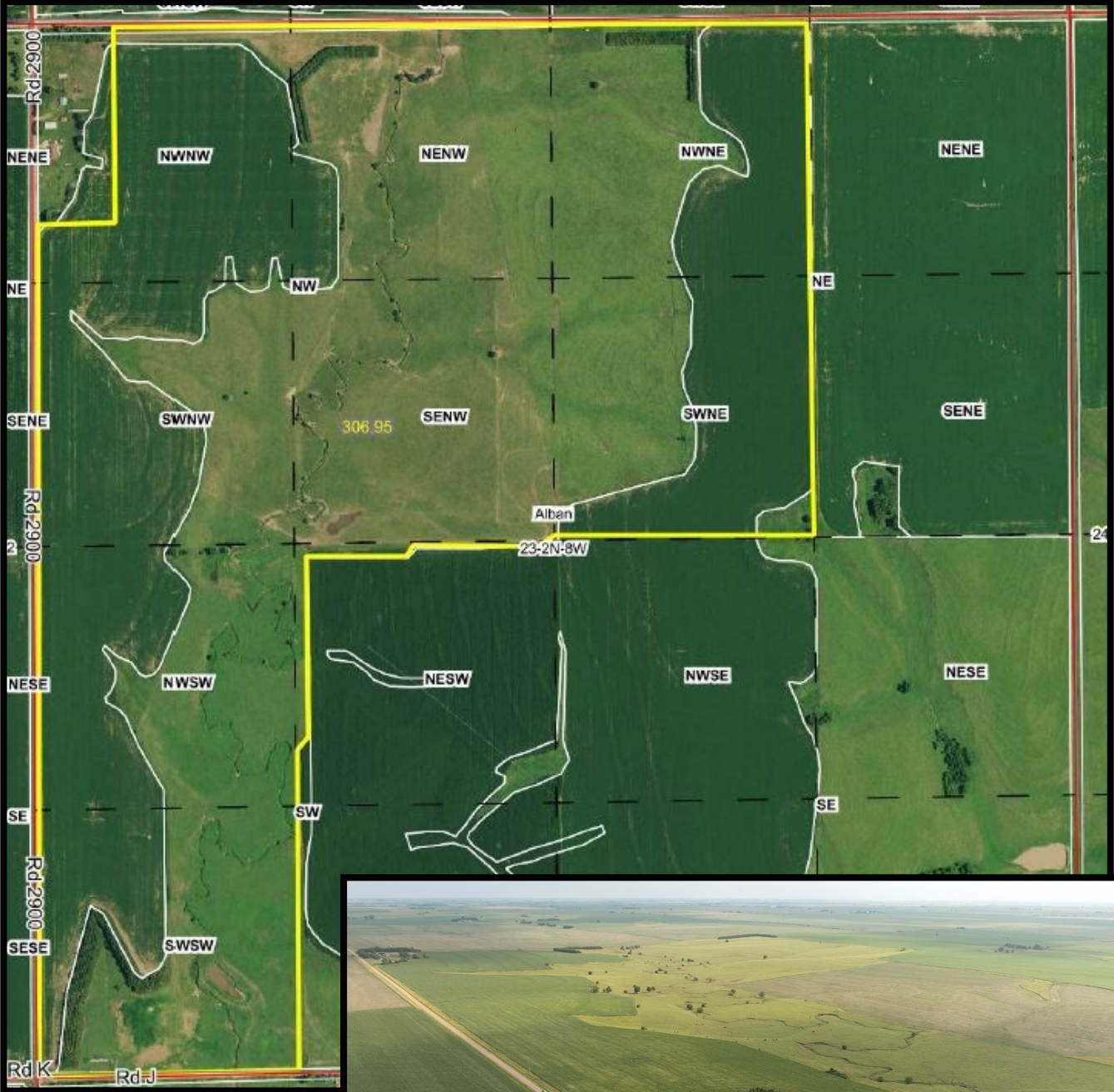


PARCEL 3 | INFORMATION

- Location:** From Superior: 3 miles north on Highway 14, then 7 miles west on Highway 136, then 2 miles north on Road 2900 to the southwestern corner of the farm (northeast of the intersection of Road J and Road 2900) in southwestern Nuckolls County, Nebraska.
- Legal Description:** The West Half of the Southwest Quarter (W½ SW¼), the West Half of the Northeast Quarter (W½ NE¼) and the Northwest Quarter (NW¼) of Section Twenty-Three (23), Township Two (2) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska, less exception [310.52 estimated acres].
- Comments:** This is a great combination of very productive, non-irrigated cropland and hardland range with some exceptional established windbreaks, providing great places for calving or feeding. Water is provided by an electric waterer in the southwest corner.
- Taxes:** 2020 Taxes—\$7,194.40 (estimated).
- Leases:** Full possession available in 2022!
- Price:** **\$900,000.00**
- Natural Resource District:** Lower Republican Natural Resource District.
- Soils:** Primarily Hastings and Hobbs silt loam soils, with slopes ranging from 0-11%.
- FSA Information (Estimated):**
- | | | | |
|------------------------|------------------------|-----------------|---------------------|
| Total Farmland: | <u>307.63 acres</u> | Total Cropland: | <u>119.86 acres</u> |
| Government Base Acres: | <u>Wheat—47.65</u> | PLC Yields: | <u>Wheat—35</u> |
| | <u>Gr. Sorg.—57.55</u> | | <u>Gr. Sorg.—70</u> |
| | <u>Soybeans—1.65</u> | | <u>Soybeans—43</u> |



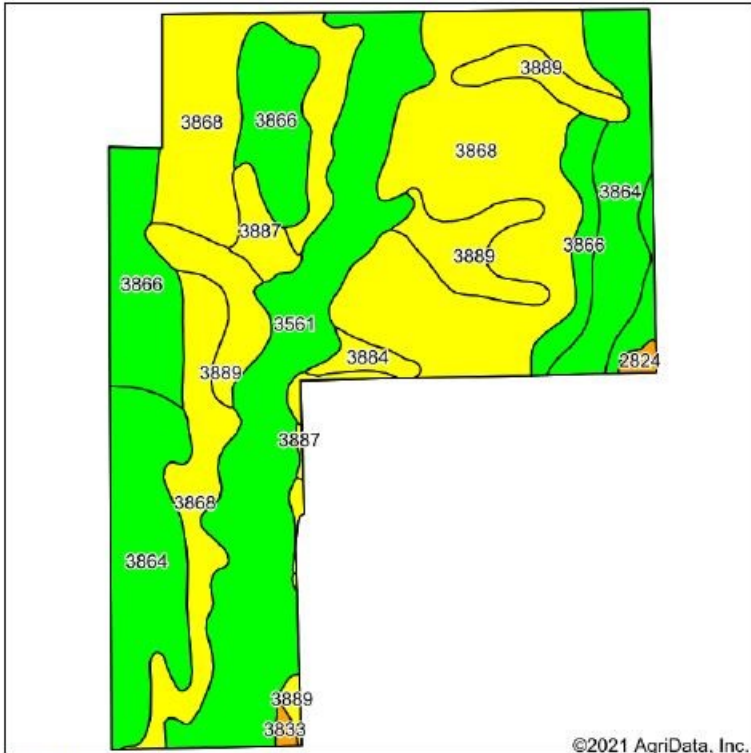
PARCEL 3 | AERIAL MAP



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PARCEL 3 | SOILS MAP

Soils Map



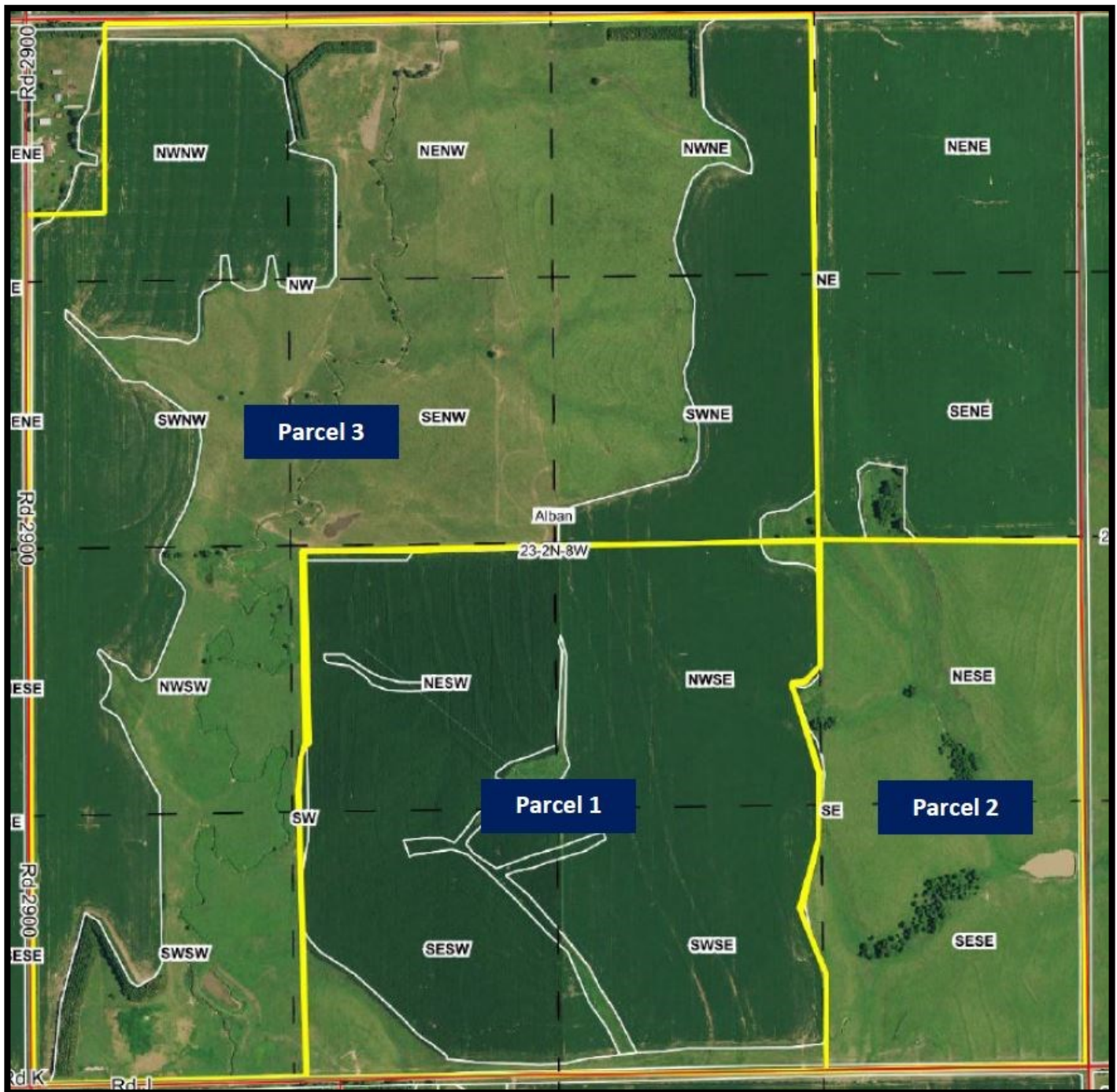
Area Symbol: NE129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c
3868	Hastings silt loam, 3 to 7 percent slopes	118.78	38.3%		IIIe	IIIe
3561	Hobbs silt loam, occasionally flooded	63.73	20.5%		IIw	IIw
3864	Hastings silt loam, 0 to 1 percent slopes	49.07	15.8%		Iw	Iw
3866	Hastings silt loam, 1 to 3 percent slopes	42.73	13.8%		IIe	IIe
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	25.97	8.4%		IVe	IVe
3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	5.32	1.7%		IIIe	IIIe
3884	Holder silt loam, 7 to 11 percent slopes	3.08	1.0%		IVe	IVe
2824	Uly silt loam, 11 to 30 percent slopes, eroded	1.08	0.3%		VIe	
3833	Geary-Uly complex, 11 to 30 percent slopes	0.80	0.3%		VIe	
Weighted Average						



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COMBINATION | PARCELS 1-3



Combination List Price (Parcels 1-3): \$2,150,000.00



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PARCEL 4 | INFORMATION

- Location:** From Superior: 1 mile north on Highway 14, then 3 miles west on Road E to the southeastern corner of the farm in south-central Nuckolls County, Nebraska.
- Legal Description:** All of Section Eight (8), Township One (1) North, Range Seven (7) West of the 6th P.M., Nuckolls County, Nebraska [640.00 tax-assessed acres].
- Comments:** Nice combination section that is primarily hardland pasture, flanked by some nice tracts of non-irrigated cropland. Towards the center of this section, you will find a nice 50'x110' shop with partial cement floor, grain bins with approximately 29,000 bushels of capacity, and an older barn. Livestock water is provided by a jet pump, and spring-fed creek (which also provides great recreational amenities). Well-established windbreaks also provide exceptional livestock protection.
- Taxes:** 2020 Taxes—\$15,105.74
- Leases:** Full possession available in 2022!
- Price:** \$1,497,600.00
- Natural Resource District:** Lower Republican Natural Resource District.
- Soils:** Primarily Hastings silt loam, Geary silt loam, Geary and Jensen soils with slopes ranging from 3-11%.
- FSA Information** Total Farmland: 633.44 acres Total Cropland: 155.71 acres



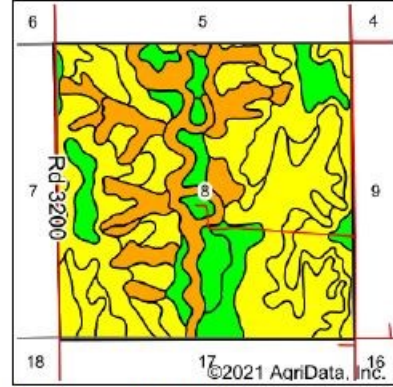
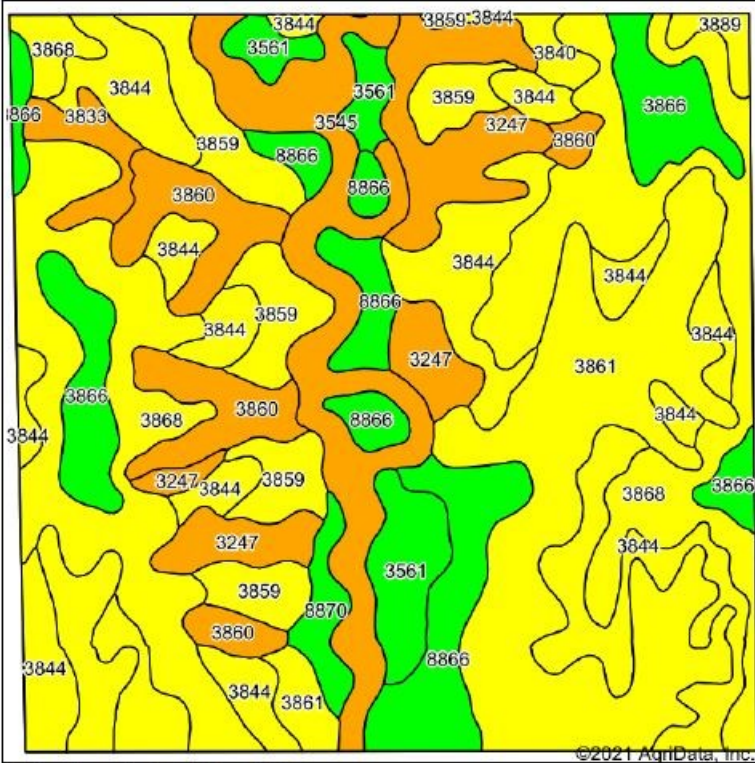
PARCEL 4 | AERIAL MAP



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PARCEL 4 | SOILS MAP

Soils Map



State: **Nebraska**
 County: **Nuckolls**
 Location: **8-1N-7W**
 Township: **Beaver**
 Acres: **640.85**
 Date: **9/15/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE129, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Soybeans
3868	Hastings silt loam, 3 to 7 percent slopes	125.64	19.6%		IIIe	IIIe	68
3844	Geary silt loam, 3 to 7 percent slopes	111.97	17.5%		IIIe	IIIe	72
3861	Geary and Jansen soils, 7 to 11 percent slopes, eroded	110.34	17.2%		IVe	IVe	53
3545	Hobbs silt loam, channeled, frequently flooded	51.05	8.0%		VIw		41
3859	Geary and Jansen silt loams, 3 to 7 percent slopes	43.09	6.7%		IIIe	IIIe	66
3247	Meadin loam, 6 to 30 percent slopes	42.06	6.6%		VI s		17
8866	Hord silt loam, 0 to 1 percent slopes, warm	40.93	6.4%		IIc	Ie	79
3866	Hastings silt loam, 1 to 3 percent slopes	34.85	5.4%		IIe	IIe	68
3860	Geary and Jansen soils, 11 to 30 percent slopes	34.73	5.4%		VIe		44
3561	Hobbs silt loam, occasionally flooded	22.84	3.6%		IIw	IIw	81
3833	Geary-Uly complex, 11 to 30 percent slopes	8.13	1.3%		VIe		57
8870	Hord silt loam, 1 to 3 percent slopes	7.49	1.2%		IIe	IIe	77
3840	Geary silty clay loam, 7 to 11 percent slopes, eroded	3.94	0.6%		IVe	IVe	62
3889	Holder silty clay loam, 7 to 11 percent slopes, eroded	3.79	0.6%		IVe	IVe	67
Weighted Average							*n 60.3

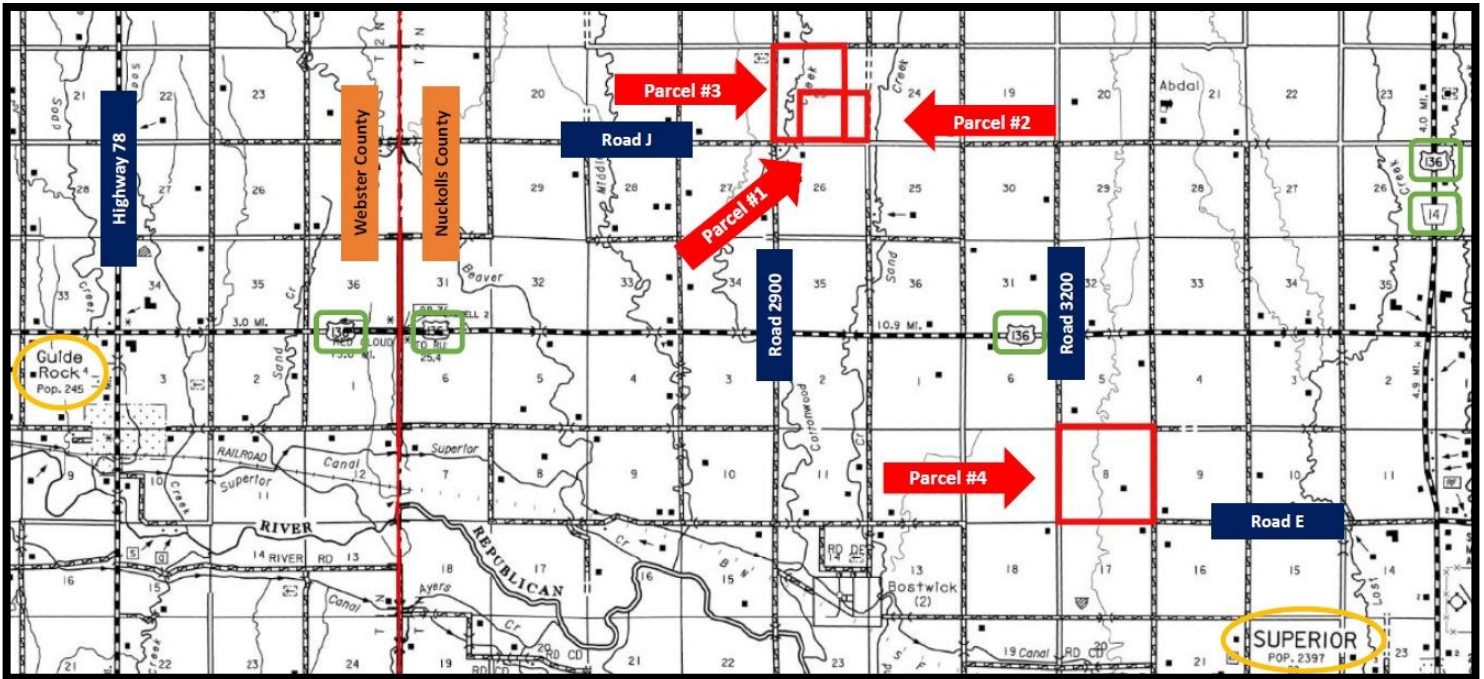


PARCEL 4 | PICTURES



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LOCATION MAP



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