

# LAND FOR SALE



## HIGHLIGHTS:

- High quality, gravity irrigated and dry land farm
- High percentage of excellent, well cared for soils
- Two irrigation wells pumping water over favorable sloped runs
- Located three miles south of Highway 6 and near good grain markets
- Attractive farm with very good hunting habitat

A-17049

**318.34+/- Acres • Saline County, Nebraska**  
*Offered at \$1,500,000*

**Property Location:** From Friend, Nebraska, the property is located three miles east and three miles south to the southwest corner of the farm. The southwest corner is the intersection of Road 900 and G Road.

**Legal Description:** SW $\frac{1}{4}$  and part of the SE $\frac{1}{4}$  of Section 33, Township 8 North, Range 2 East of the 6th P.M., Saline County, Nebraska.



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# PROPERTY INFORMATION

**Property Description:** High quality, grain producing farm with gravity irrigated acres from two wells and some dry land acres. It is bounded by gravel roads on the west and south and is located close to very good grain markets. This is a very attractive farm that has been in a corn/soybean rotation and has had excellent care. Turkey Creek runs through the north part of the farm offering very good hunting habitat.

## Farm Data:

Cropland	206.77 acres
Non-crop	111.47 acres
Buildings	<u>.1 acres</u>
Total	318.34 acres

## FSA Information:

	<u>Base</u>	<u>Yield</u>
<b>Tract 4154</b>		
Corn	134 acres	171 bushels
Milo	2.7 acres	70 bushels
Soybeans	47.8 acres	50 bushels
Wheat	2.5 acres	42 bushels



## 2018 Taxes:

\$16,701.62 or \$80.78 per crop tax acre

## Irrigation Equipment:

North well has a 100 horsepower Amarillo geardrive with 6 to 5 ratio, serial #111475. The west well has an Amarillo gear drive with 100 horsepower, 11 to 10 ratio. Both wells have Western Land Roller pumps. Two, check valves on wells with water meters. One, Ford 300 cubic inch propane engine on cart. One, cooling coil for Ford engine. 3,900 feet of 8 inch diameter 30 inch spaced gated irrigation pipe. 870 feet of 7 inch diameter 30 inch spaced gated irrigated pipe. One, 8 inch diameter 10 feet long 30 inch space irrigation pipe. One, 8 inch diameter by 20 feet long 15 inch spaced irrigation pipe.

## Well Information:

West well: registration #G-170709, well ID #230042, constructed 1/2014, 1,000 gpm, 25 feet to static water and 89 feet deep, 8 inch column, one 4-12-KS bowl. North well: registration #G-057818, well ID #65503, constructed 12/2017, 6 inch column, 750 gpm, 94 feet of depth, and has one 6-10-C-H bowl assembly.

## Improvements:

Two irrigation wells (see above information).

## Price:

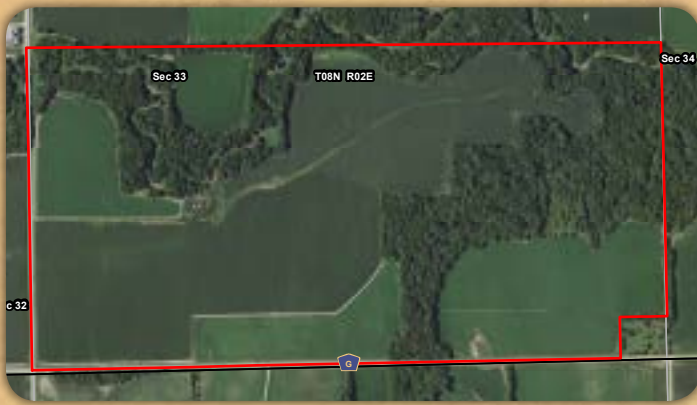
\$1,500,000



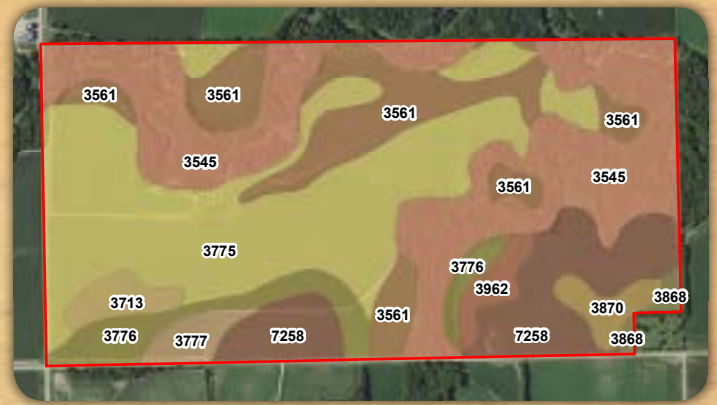
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## Aerial Map



## Soil Map



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
3775	Muir silt loam, rarely flooded	Iw	Iw	75	100.4
3545	Hobbs silt loam, channeled, frequently flooded	VIw	---	56	91.4
3561	Hobbs silt loam, occasionally flooded	IIw	IIw	71	45.2
7258	Deroin silty clay loam, 6 to 11 percent slopes, eroded	IVe	IVe	68	36.2
3776	Muir silt loam, 1 to 3 percent slopes	Ile	Ile	79	18.2
3713	Butler silt loam, terrace, 0 to 1 percent slopes	IIw	IIw	65	6.3
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	IIIe	IIIe	69	6.3
3777	Muir silt loam, 3 to 7 percent slopes	IIIe	IIIe	76	5.7
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	IVe	IVe	64	5.7
3868	Hastings silt loam, 3 to 7 percent slopes	IIIe	IIIe	69	2.4
<b>TOTAL</b>				<b>67.9</b>	<b>317.7</b>



North Irrigation Well



Ford Irrigation Engine



Irrigation Pipe



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Property Location Map

