

# LAND FOR SALE

## Hall County Pivots



**LOCATION:** From the intersection of Husker Highway and Highway 11 in west-central Hall County, (this intersection is 4 miles west of the Husker Harvest Days site):  
Directions to Parcel 1: 3 miles north, 1/2 mile west to the southeastern corner of the parcel.  
Directions to Parcel 2: 3 miles west to the northeastern corner of the parcel.

**LEGAL DESCRIPTION:**

**Parcel 1:** The East Half of the Southwest Quarter (E1/2SW1/4) of Section Twelve (12), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska. [79.78 tax assessed acres]

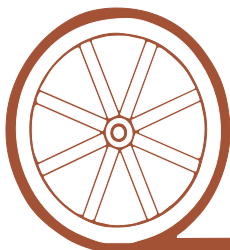
**Parcel 2:** The Northeast Quarter (NE1/4) of Section Thirty-Three (33), Township Eleven (11) North, Range Twelve (12) West of the 6th P.M., Hall County, Nebraska, less seven foot strip on north side. [156.5 tax assessed acres.]

**COMMENTS:** Both parcels are high-quality, irrigated tracts with level terrain and nearly entirely Class I soils. Both also have abundant groundwater and access to competitive markets.

**LIST PRICE:** **Parcel 1: \$725,000.00**      **Both Parcels 1 & 2: \$1,975,000.00**  
**Parcel 2: \$1,350,000.00**

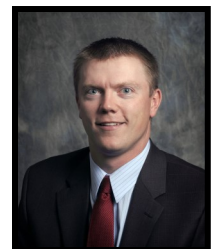
**CONTACT:** Adam D. Pavelka, Listing Agent  
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*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

*...Providing Farm - Ranch Real Estate Services...*



Adam D. Pavelka  
Listing Agent

**HASTINGS OFFICE**  
P.O. Box 519  
747 N. Burlington Ave Suite 310  
Hastings, NE 68901-0519

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.



## Parcel 1

**IRRIGATION INFORMATION:**

Well Registration: <u>G-008331</u>	Completion Date: <u>10/20/1971</u>
Well Depth: <u>216 feet</u>	Static Water Level: <u>37 feet</u>
Pumping Level: <u>130 feet</u>	Column: <u>8 inches</u>
Gallons/minute: <u>1000 gpm</u>	Pump: <u>Western Land Roller</u>

**PERSONAL PROPERTY:**

50 hp U.S. Motors electric motor with Allen Bradley electrical panel. This farm has been most recently irrigated with adjacent farm owner's pivot with water from this subject farm's well. This farm can also be gravity irrigated.

**FARM SERVICE AGENCY INFORMATION:**

Total Farmland: <u>78.31 acres</u>	Total Cropland: <u>78.31 acres</u>
Government Base Acres: <u>Corn— 76.8 acres</u>	PLC Yield: <u>Corn— 187</u>

All base acres are enrolled in ARC-CO.

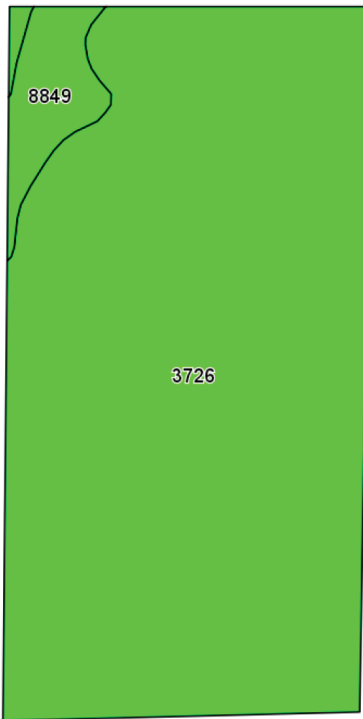
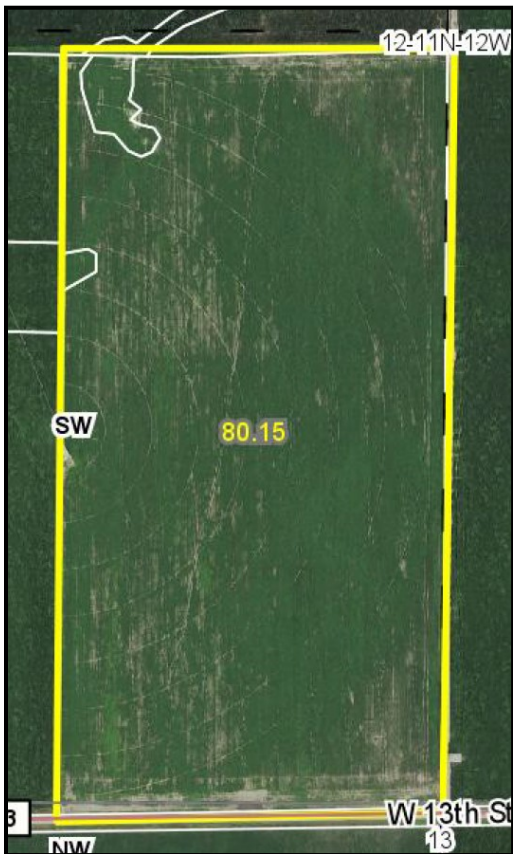
**SOILS:** 94.9% Class 1 Detroit Silt Loam with 0 -1% slopes

**REAL ESTATE TAXES:** 2016 Real Estate Tax—\$7,355.12

**LEASE:** This farm has immediate possession available.

**NATURAL RESOURCE DISTRICT:**

Central Platte Natural Resource District. This farm is not subject to pumping restrictions. [78.06 certified irrigated acres]



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
3726	Detroit silt loam, 0 to 1 percent slopes	76.10	94.9%		IIc	Iw
8849	Hall, eroded-Hobbs, silt loams, 0 to 3 percent slopes	4.05	5.1%		Ile	Ile



## Parcel 2

**IRRIGATION INFORMATION:**

Well Registration:	<u>G-010279</u>	Completion Date:	<u>7/5/1978</u>
Well Depth:	<u>117 feet</u>	Static Water Level:	<u>28 feet</u>
Pumping Level:	<u>70 feet</u>	Column:	<u>8 inches</u>
Gallons/minute:	<u>850 gpm</u>	Pump:	<u>Western Land Roller</u>

**PERSONAL PROPERTY:**

7-tower Valley center pivot plus a corner arm system with 38” tires, low-pressure rotating sprinklers on the top of the system, and control panel. 50 hp G.E. electric motor with Allen Bradley fuse panel.

**FARM SERVICE AGENCY INFORMATION:**

Total Farmland:	<u>157.34 acres</u>	Total Cropland:	<u>148.51 acres</u>
Government Base Acres:	<u>Corn— 125 acres</u> <u>Soybeans— 15 acres</u> <u>Grain Sorghum— 7.2 acres</u>	PLC Yield:	<u>Corn— 166</u> <u>Soybeans— 48</u> <u>Grain Sorghum— 49</u>

All base acres are enrolled in ARC-CO.

**SOILS:**

Primarily Class 1 Detroit and Hall Silt Loams with 0-1% slopes.

**REAL ESTATE TAXES:**

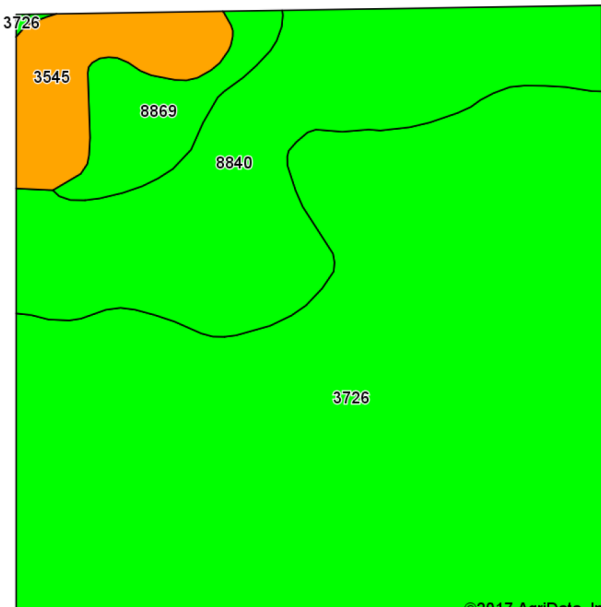
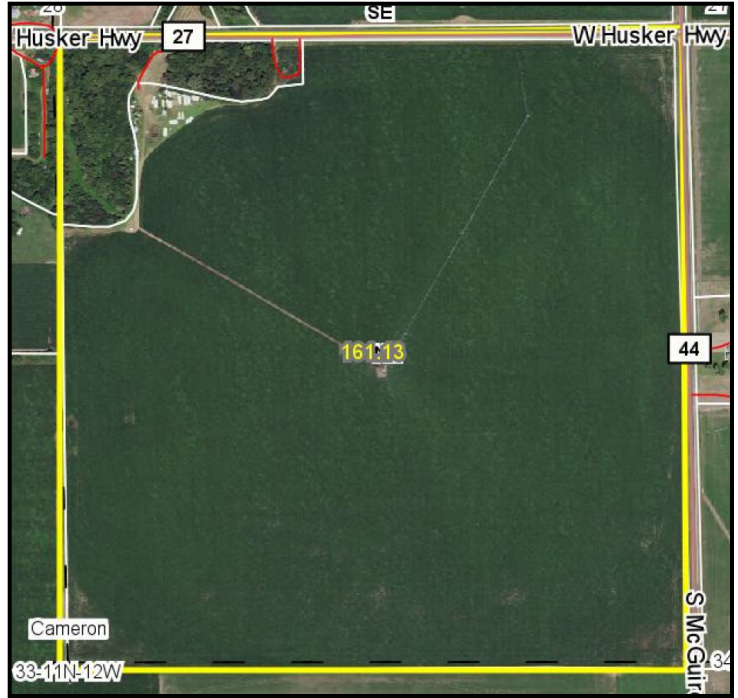
2016 Real Estate Tax - \$12,816.14

**LEASE:**

The farm land has immediate possession available.

**NATURAL RESOURCE DISTRICT:**

Central Platte Natural Resource District. This farm is not subject to pumping restrictions. [147.3 certified irrigated acres]

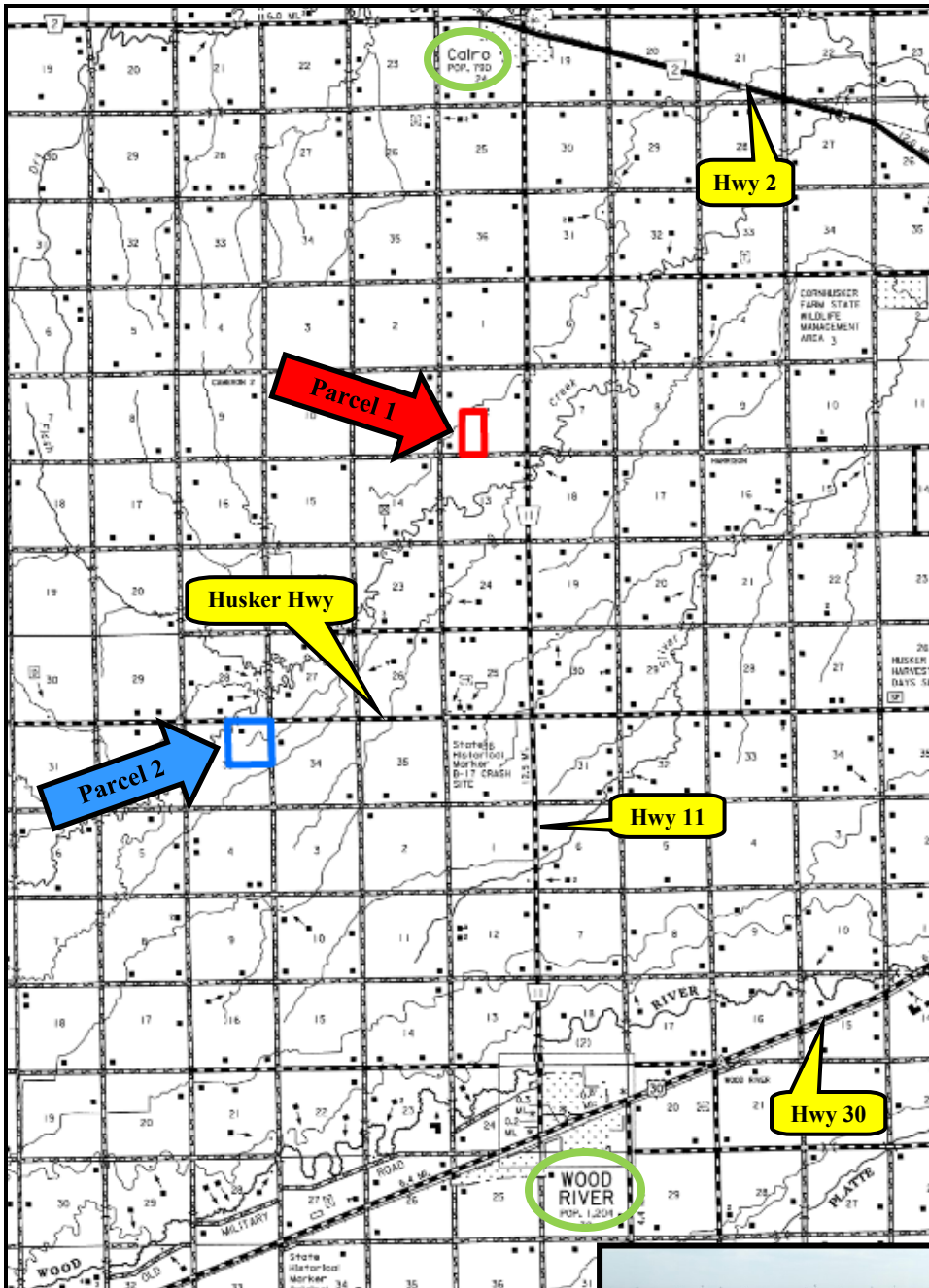


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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
3726	Detroit silt loam, 0 to 1 percent slopes	106.19	65.9%		IIc	Iw
8840	Hall silt loam, 0 to 1 percent slopes	38.02	23.6%		IIc	I
3545	Hobbs silt loam, channeled, frequently flooded	9.17	5.7%		VIw	
8869	Hord silt loam, 0 to 1 percent slopes	7.75	4.8%		IIc	Iw







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