

# LAND FOR SALE



## Garden County 80



**Location:**

1 mile west of Lewellen, Nebraska, on Hwys 26 & 92 and 3/4 mile north on Cty. Rd. 197.

**Legal Description:**

W1/2SW1/4 Section 17-T16N-R42W of the 6th P.M., Garden County, NE.

**Acres:**

80 Tax Assessed Acres

**Taxes:**

2009 taxes payable in 2010 - \$1,801.36

**FSA Info:**

Farm #2237 Tract #740 - Wheat Base 39 Ac. at 42 Bu. yield; Corn Base 19.7 Ac. at 124 Bu. yield.

**Water:**

70 acres ditch water rights from Blue Creek Canal. There are 73.3 certified irrigated acres filed with the North Platte NRD. NE Well Reg. # G-020542 - drilled in 1959 at 100 ft. deep, static 22', set up to pump 1,500 GPM.

**Irrigation Equipment:**

10 tower Lockwood pivot, Deutz Diesel Engine, Gearhead, Irrigation Pump, 1 - 25 hp Electric Booster Pump, 500 gallon fuel tank.

**Soils:**

15.6% Class I—Bayard loam, 22.8% Class III Bayard fine sandy loam & 61.2% Class IV Valentine loamy fine sand.

**Improvements:**

Remodeled 1,575 sq. ft. 3 bedroom, 2 bathroom house with newer large sunroom addition, 1 car unattached garage, 1 - 40'X70' Steel Quonset, 1 - 20'X30' Farm Utility Building, 2 - 2,400 Bu. Grain Bins, 1 - 25'X32' Utility Building, 1 - Barn (Built in 1972), excellent corrals, load out facility and backgrounding lot.

**Price:**

**\$250,000.00**

**Comments:**

A good headquarters unit with good feed production from the pivot, just outside of Lewellen.

**Contact:**

**Mike Polk, Listing Agent - 308-539-4446 or email at [mike@agriaffiliates.com](mailto:mike@agriaffiliates.com)**  
Loren Johnson, Jerry Sloan, Bruce Dodson, Jerry Weaver, Roger Leuhrs

*Offered Exclusively By:*

**NORTH PLATTE OFFICE**

P.O. Box 1166

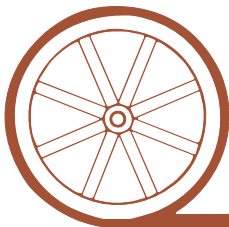
I-80 & US Hwy 83

North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

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## AGRI AFFILIATES, INC.

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

## Improvements



**Remodeled house with Sunroom Addition**



**Kitchen**



**Bathroom**

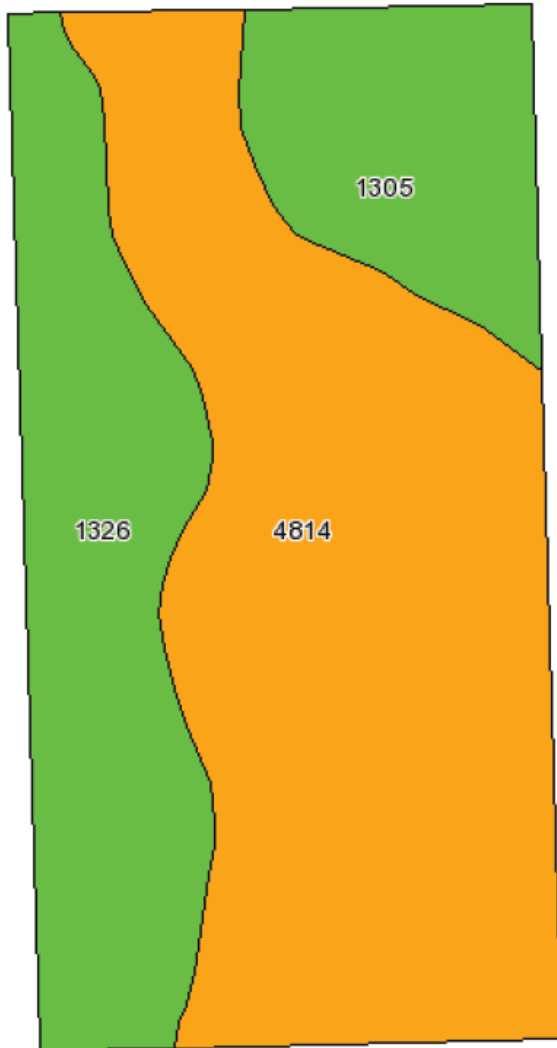


**Sunroom Addition**

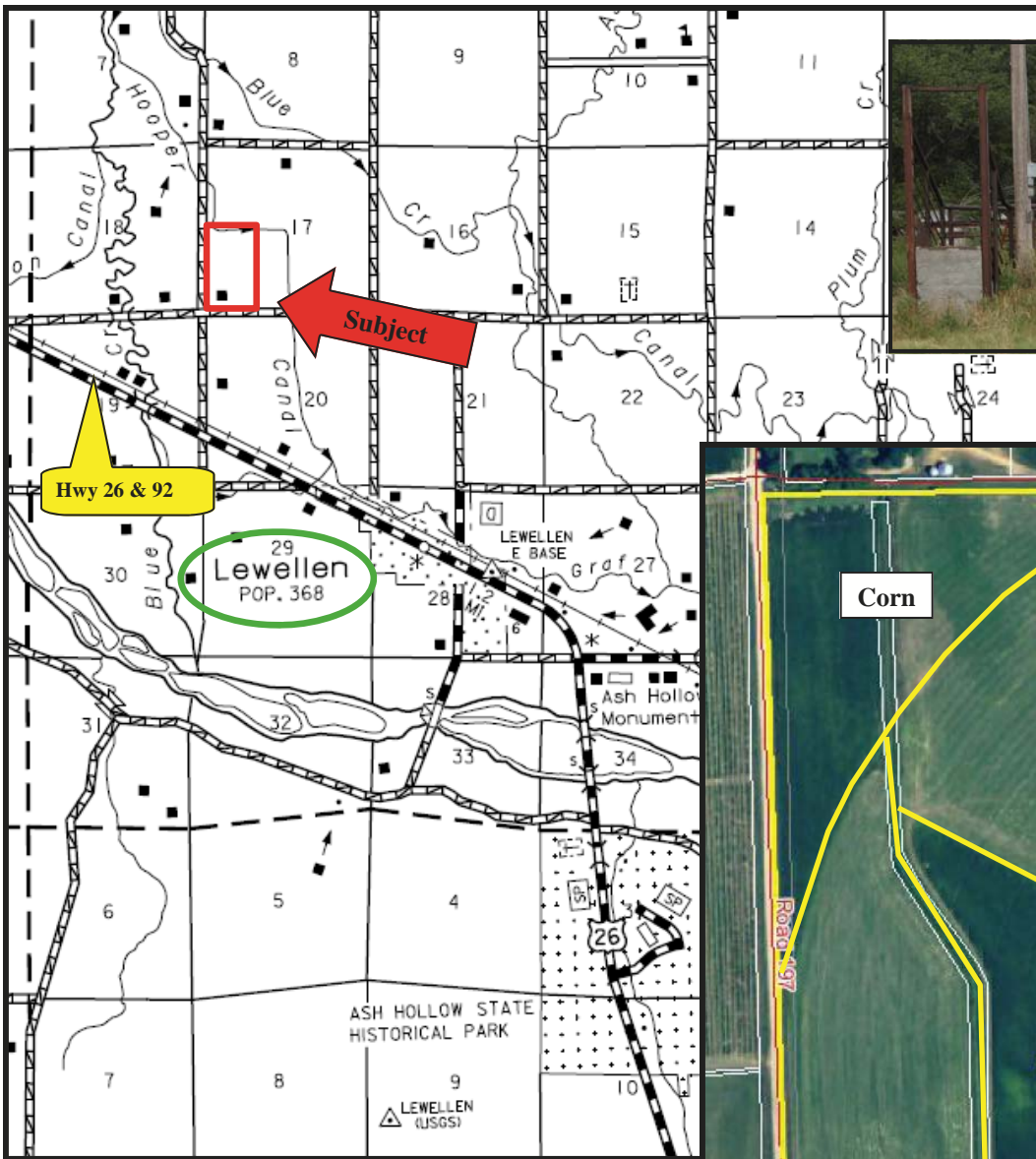


## Irrigation Equipment

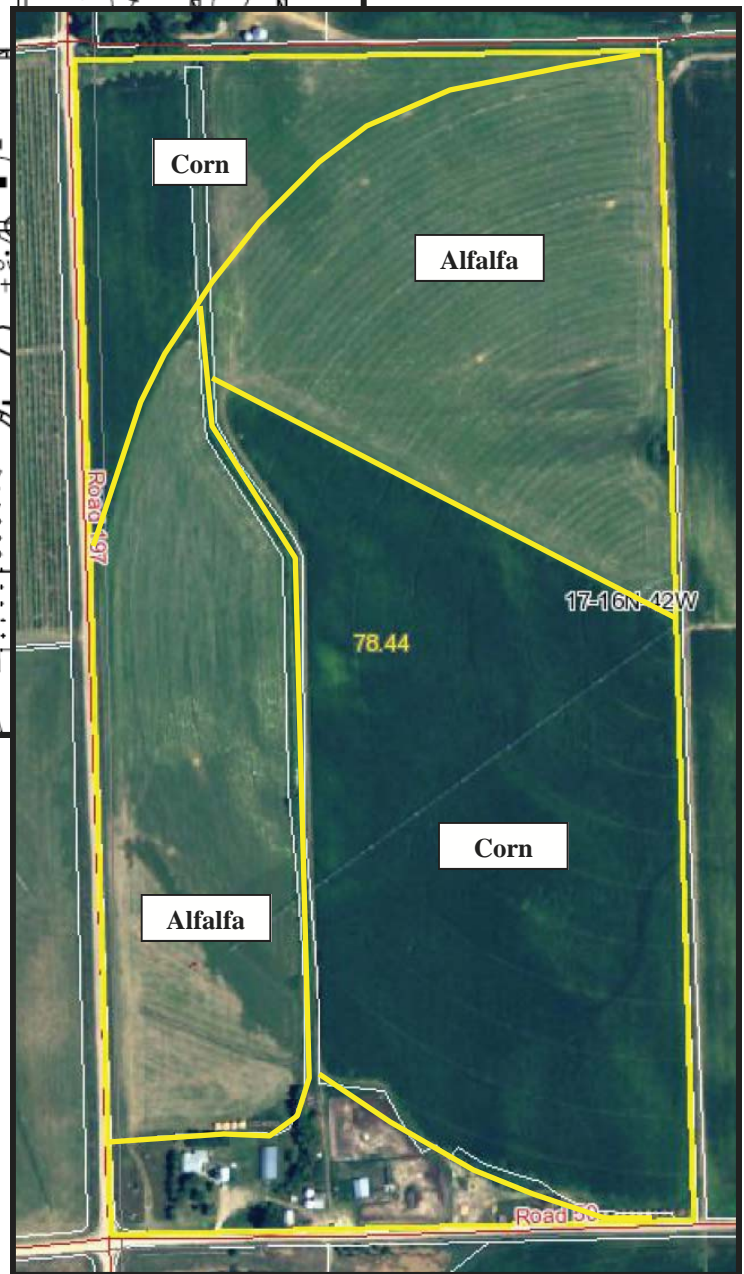
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Deutz Diesel Engine,  
Gearhead, Irrigation Pump,  
1 - 25 hp Electric Booster Pump,  
500 gallon fuel tank.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	Alfalfa hay Irrigated	Corn Irrigated	Winter wheat	Winter wheat Irrigated
4814	Valentine loamy fine sand, 0 to 3 percent slopes	45.6	58.2%		Vle	IVe	25	3.5	95	22	
1326	Bayard fine sandy loam, 0 to 1 percent slopes	21.3	27.1%		Ile	Ile	46	5.5	130	38	70
1305	Bayard loam, 0 to 1 percent slopes	11.5	14.6%		Ilc	I	52	5.5	130	38	70
<b>Weighted Average</b>							<b>34.6</b>	<b>4.3</b>	<b>109.5</b>	<b>28.6</b>	<b>29.2</b>



Cattle Load-Out Facility



40'X70' Steel Quonset



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