

LAND FOR SALE



Location:

Located along the banks of the Loup River, approximately 2 miles north of Comstock, or 8 miles southeast of Sargent, Nebraska. Access is provided by paved Comstock Road.

Legal Description:

N110 Rods S1/2; S1/2 NW1/4 Section 27; and Lots 1 and 4, plus railroad right-of-way, and Lot 5 and part of Lot 8 all in Section 28; T19N-R17W of the 6th P.M., Custer County, Nebraska.

Property Description:

The Custer County Assessor indicates a total of 396.57 tax assessed acres. Farm consists of gravity irrigated cropland with sub-irrigated meadow, pasture, and Loup River accretion.

Farm Service Agency Info:

Total Cropland - 96.02 Acres. Government Base Acres - Corn, 78.1 acres w/PLC yield of 128 bu/acre. Soybeans, 3.9 acres w/PLC yield of 48 bu/acre. All cropland is considered non-highly erodible by the NRCS.

Irrigation Information:

Water for irrigation is provided by 98 acres of surface water rights from the Middle Loup Public Power & Irrigation District. Farm is also located in the Lower Loup Natural Resource District, and has a total of 95.0 certified irrigated acres.

Livestock Water:

Livestock water provided by a well equipped with a windmill.
Well Registration - G106580 Completion Date - 5/9/2000 at 8 gpm
Well Depth - 60' Static Water Level - 6' Pumping Level - 10'
Column - 1"

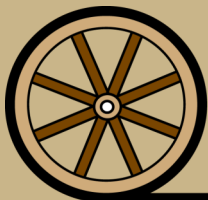
Contact:

Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com
Bryan Danburg, Kent Richter, Sale Associates
Agri Affiliates—Providing Farm, Ranch Real Estate Services



Bart Woodward
Listing Agent

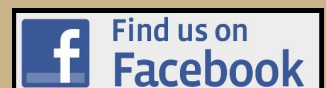
Offered Exclusively By:



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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.



Soils:

Cropland soils consist of Class I, II, and III, Cozad, Gibbon, and Boel silt and fine sandy loams, with slopes of 0-1%. Soils of the meadow and pasture consist of Ipage, and Boel loamy fine sands, along with Gannett and Loup loams, with slopes of 0-3%.

Taxes:

2020 Real Estate Taxes - \$7,534.52

Lease Information:

Farm sells subject to a cash lease which terminates March 1, 2020. Contact Broker for lease information.

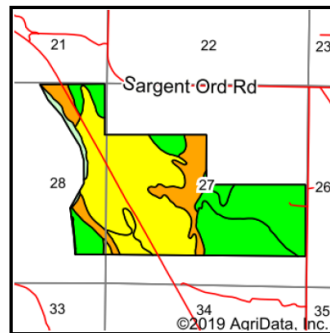
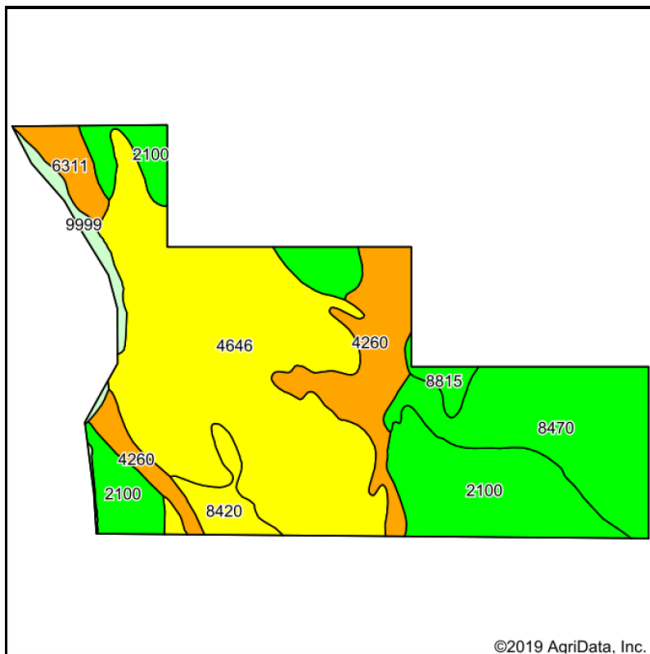
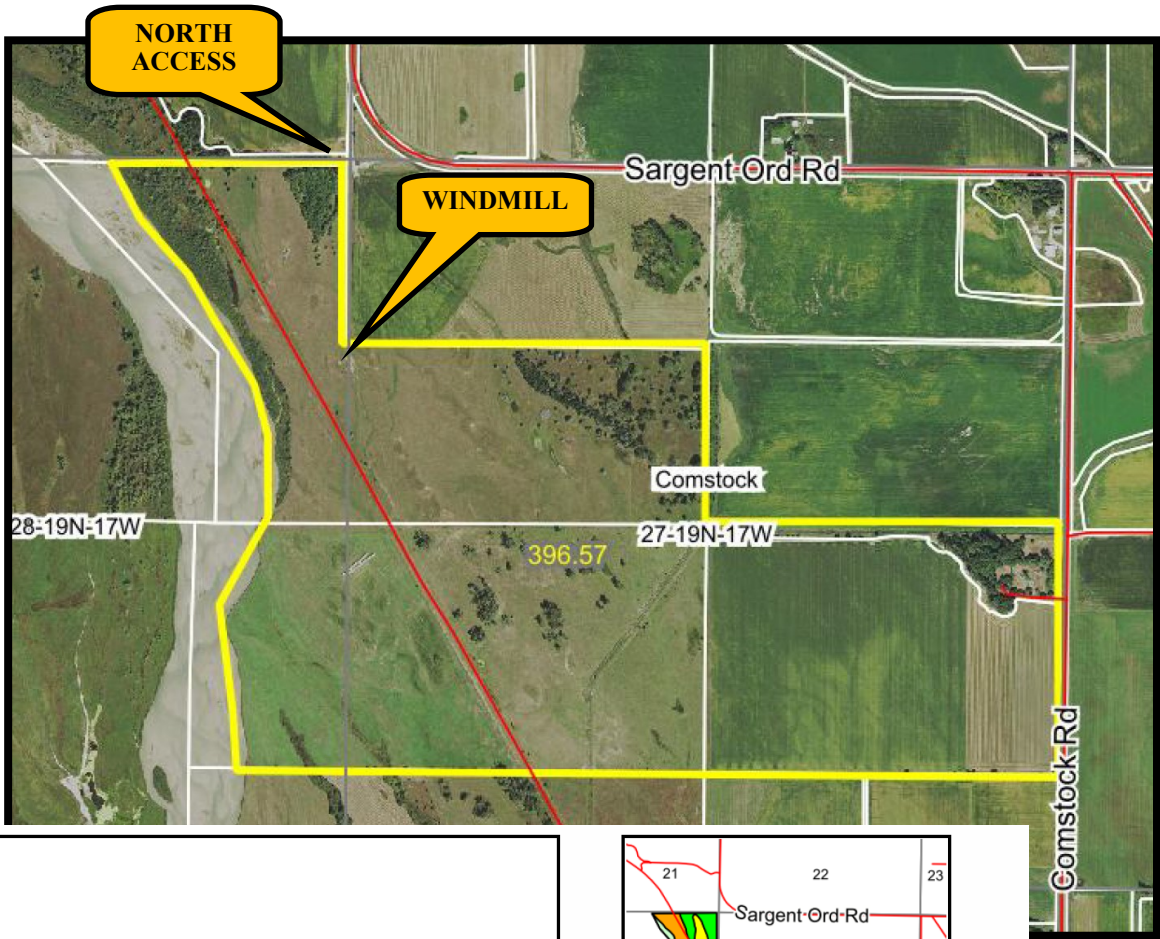
Price:

\$840,000.00

Comments:

This is a well maintained property offering agricultural value, along with recreational amenity as the property contains over 3/4 of a mile of Loup River frontage, with accretion lands being home to numerous wildlife and offering opportunity to hunt water fowl, upland game, and deer.





State: **Nebraska**
 County: **Custer**
 Location: **27-19N-17W**
 Township: **Comstock**
 Acres: **396.57**
 Date: **5/14/2019**

 **AGRI AFFILIATES, INC.**
 Providing Farm - Ranch Real Estate Services

Maps Provided By:  **surety**
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

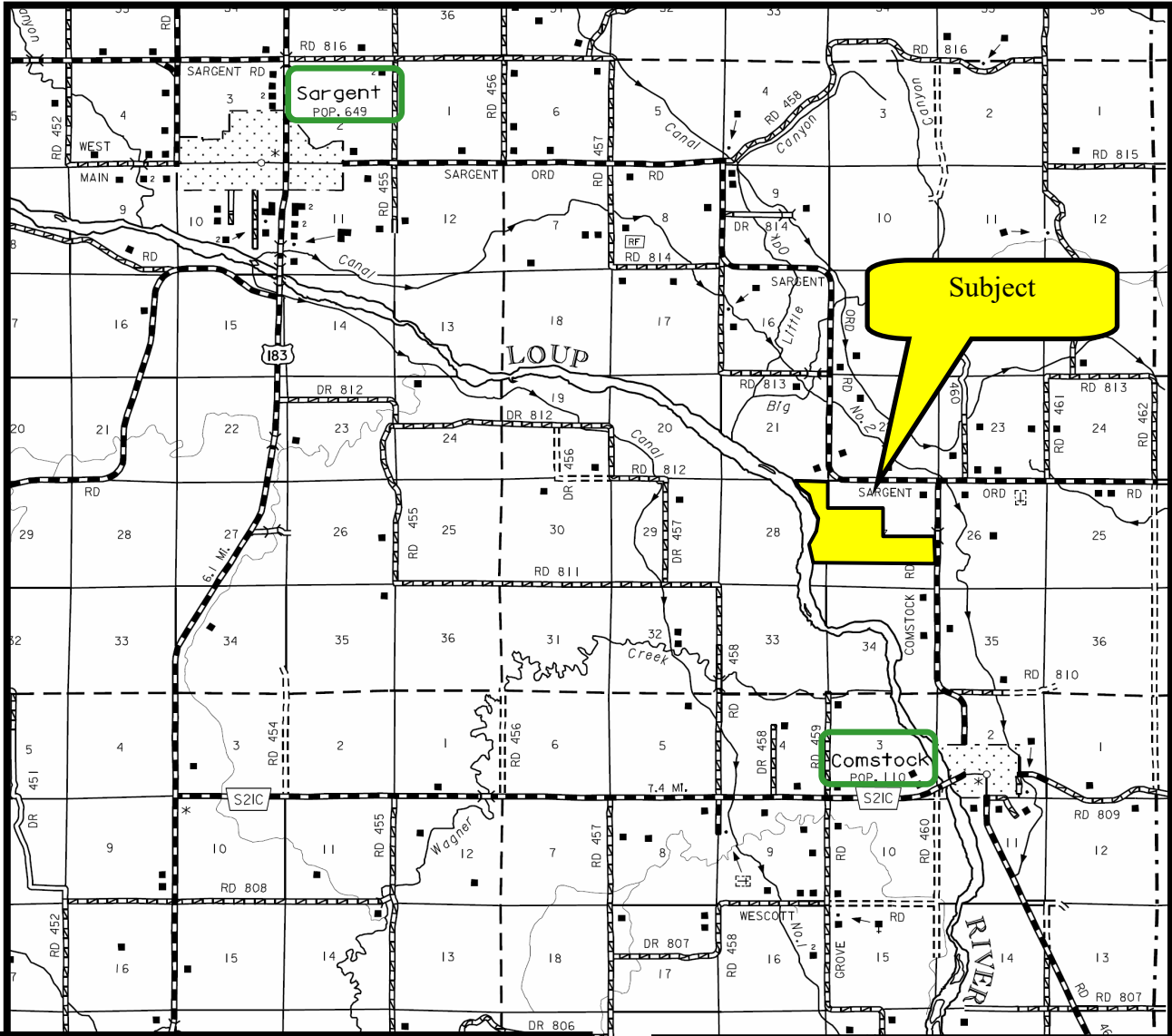
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Area Symbol: NE041. Soil Area Version: 17														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
4646	Ipague loamy fine sand, 0 to 3 percent slopes	165.14	41.6%		IVe	IVe	29	3	1	26	94			
2100	Boel fine sandy loam, occasionally flooded	83.04	20.9%		IIIw	IIIw	29	5	3	52	101	32	83	24
8470	Gibbon silt loam, occasionally flooded	65.20	16.4%		IIw	IIw	50	6	4	77	130	60	115	40
4260	Gannett and Loup loams, occasionally flooded	45.80	11.5%		Vw		35							
8420	Boel loamy fine sand, occasionally flooded	13.15	3.3%		IVw	IVw	24	5		42	74	32	64	18
6311	Barney fine sandy loam, frequently flooded	11.03	2.8%		Vw		20							
9999	Water	8.17	2.1%											
8815	Cozad silt loam, 0 to 1 percent slopes	5.04	1.3%		IIc	Iw	67							
Weighted Average							32.6	3.4	1.7	35.8	84.1	17.6	38.4	12.2

*c: Using Capabilities Class Dominant Condition Aggregation Method

HUTT FARM

Featuring Irrigated Cropland
With Pasture, Meadow &
River Accretion



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