

# LAND FOR SALE

## Guzowski Farm Kearney County



**Location:** 2 miles north and 1/2 mile west of Minden. (Farm located on the corner of O Road and 31 Road)

**Legal Description:** S1/2 NW1/4; SW1/4; and W1/2 SE1/4 Section 25-T7N-R15W of the 6th P.M., Kearney County, Nebraska.

**Property Description:** Kearney County Assessor indicates a total of 316.94 tax assessed acres. Farm consists of good quality pivot and gravity irrigated cropland with grassland, that is enrolled into the Government Wetlands Program.

**Farm Service Agency Information:** Total effective cropland - 260.83 acres  
Government Base Acres: Corn - 251.1 acres with PLC yield of 184 bu/acre  
All cropland is considered non-highly erodible by the NRCS.

**Real Estate Taxes:** 2020 Real Estate Taxes - \$15,073.02

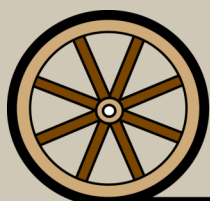
**List Price:** \$2,250,000.00

**Comments:** This is a good quality pivot and gravity irrigated farm, which also offers recreational amenity.

**Contact:** Bart Woodward; Listing Agent 308-233-4605 or bart@agriaffiliates.com  
Bryan Danburg, 308-380-3488, bryan@agriaffiliates.com



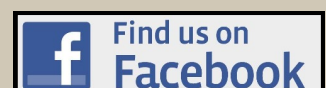
Bart Woodward  
Listing Agent



Offered Exclusively By:

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KEARNEY OFFICE  
P O Box 1390  
2418 Hwy 30 E  
Kearney, NE 68848-1390  
www.agriaffiliates.com  
**(308) 234-4969**



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## **Irrigation Information:**

Irrigation water is provided by 220 acres of surface water rights from Central Nebraska Public Power & Irrigation District, along with an irrigation well. A canal irr. turnout is located along the west, and a canal pump site is located in the northeast.

## **Irrigation Well Information:**

Well Registration #G132581	Completion Date 12/17/2004 at 1,200 gpm
Well Depth - 180 feet	Static Water Level - 50 feet
Pumping Level - 70 feet	Column - 8.63 inches
Pump - Mid-America	Power Unit - US 60 hp electric motor
2009 T & L 7 tower pivot	
2003 T & L 6 tower pivot	

Northeast Canal Pump Site - Berkley Centrifugal Pump powered by a 25 hp electric motor. Water from the pump site is delivered via underground pipe to the 6 tower pivot, and also utilized for gravity irrigation.

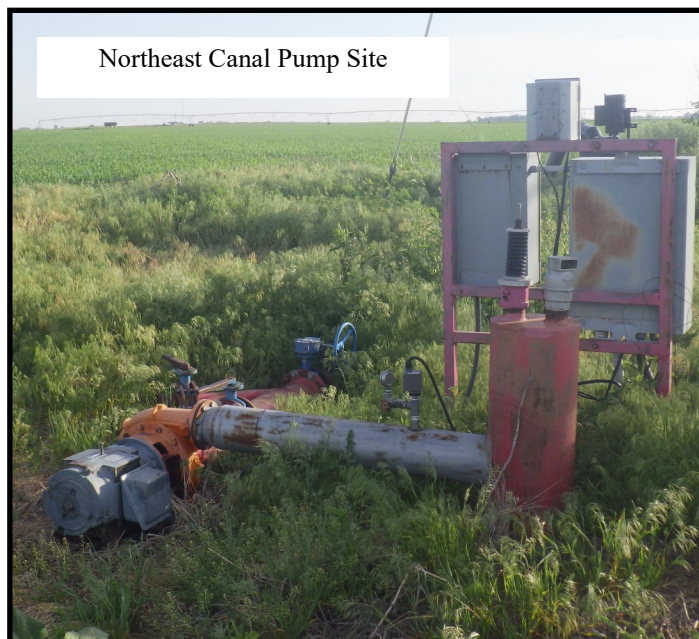
Farm is located in the Tri-Basin Natural Resource District and includes a total of 260.7 certified irrigated acres.

## **Soils:**

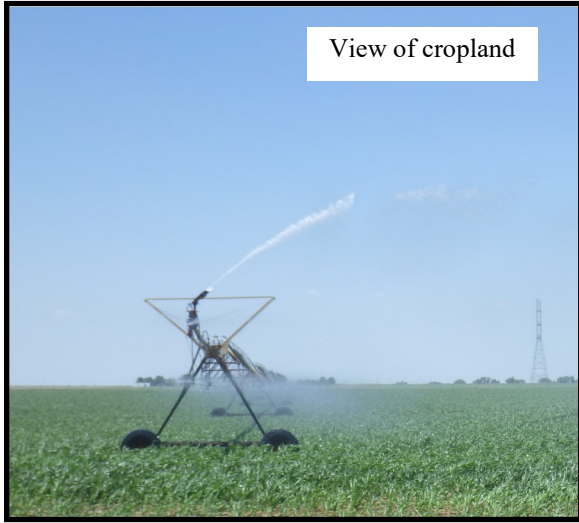
Cropland soils consist primarily of Class I and II Holdrege silt loams, with slopes of 0-3%.

## **Wetland Reserve Program:**

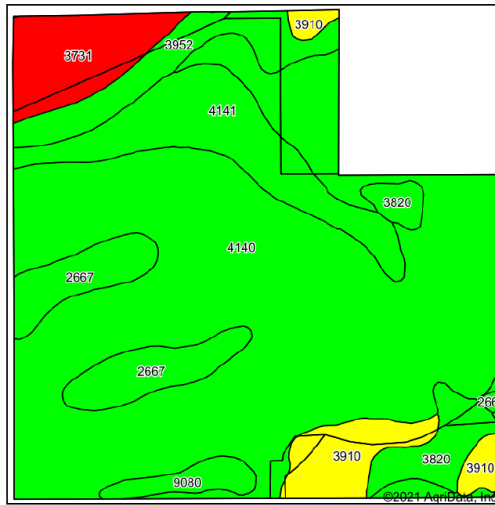
A total of 50.18 acres is enrolled in the Wetlands Reserve Program, whereby 29.97 acres is located along the north, and 20.21 acres is located in the southeast. These areas have haying and grazing capability, promote good drainage of the cropland, and provide excellent habitat to wildlife, which adds recreational amenity. (i.e., hunting)



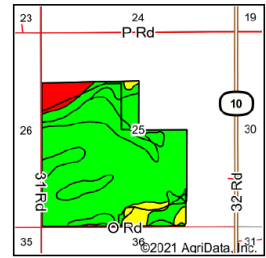
# GUZOWSKI FARM KEARNEY COUNTY



View of cropland



Soils data provided by USDA and NRCS.



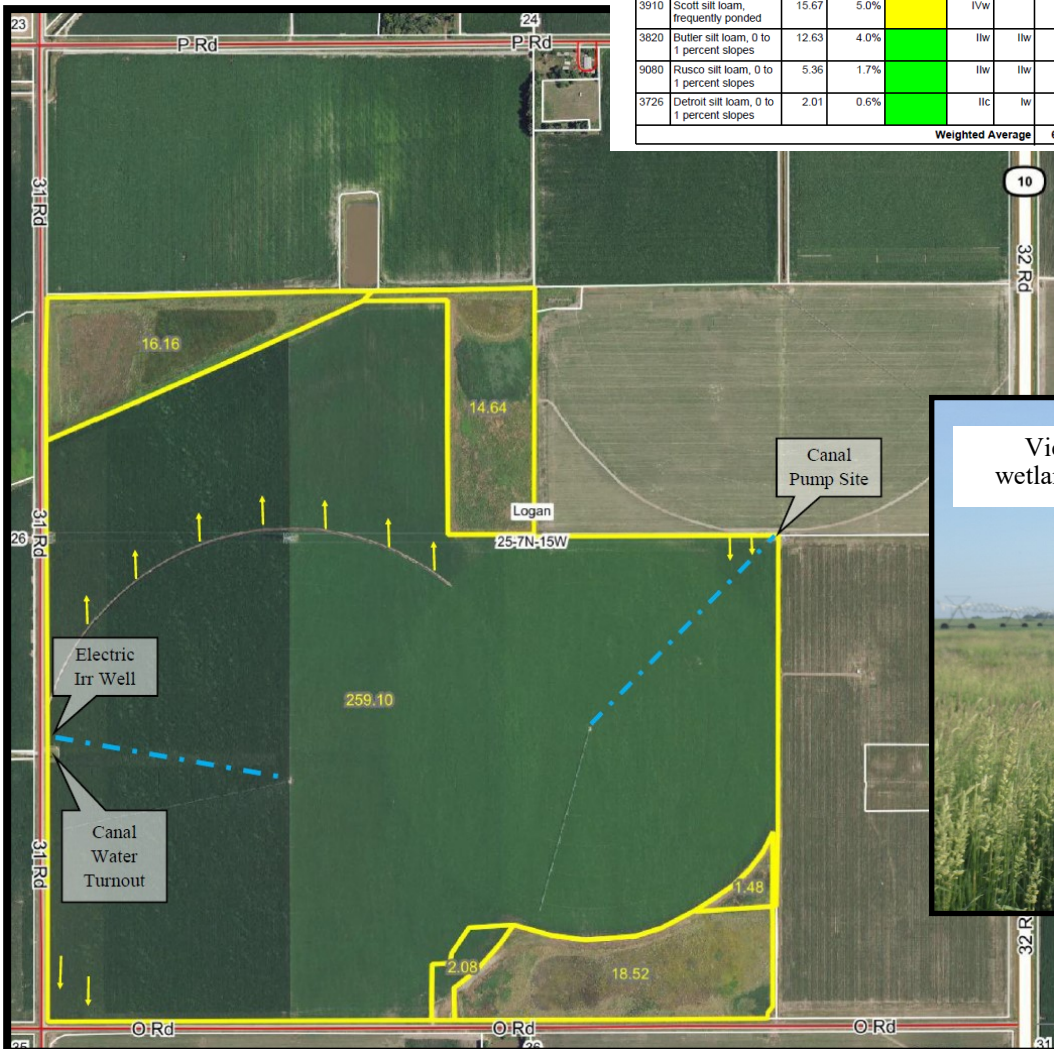
State: Nebraska  
 County: Kearney  
 Location: 25-7N-15W  
 Township: Logan  
 Acres: 311.98  
 Date: 6/8/2021

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Maps Provided By **surety**  
 CUSTOMIZED ONLINE MAPPING  
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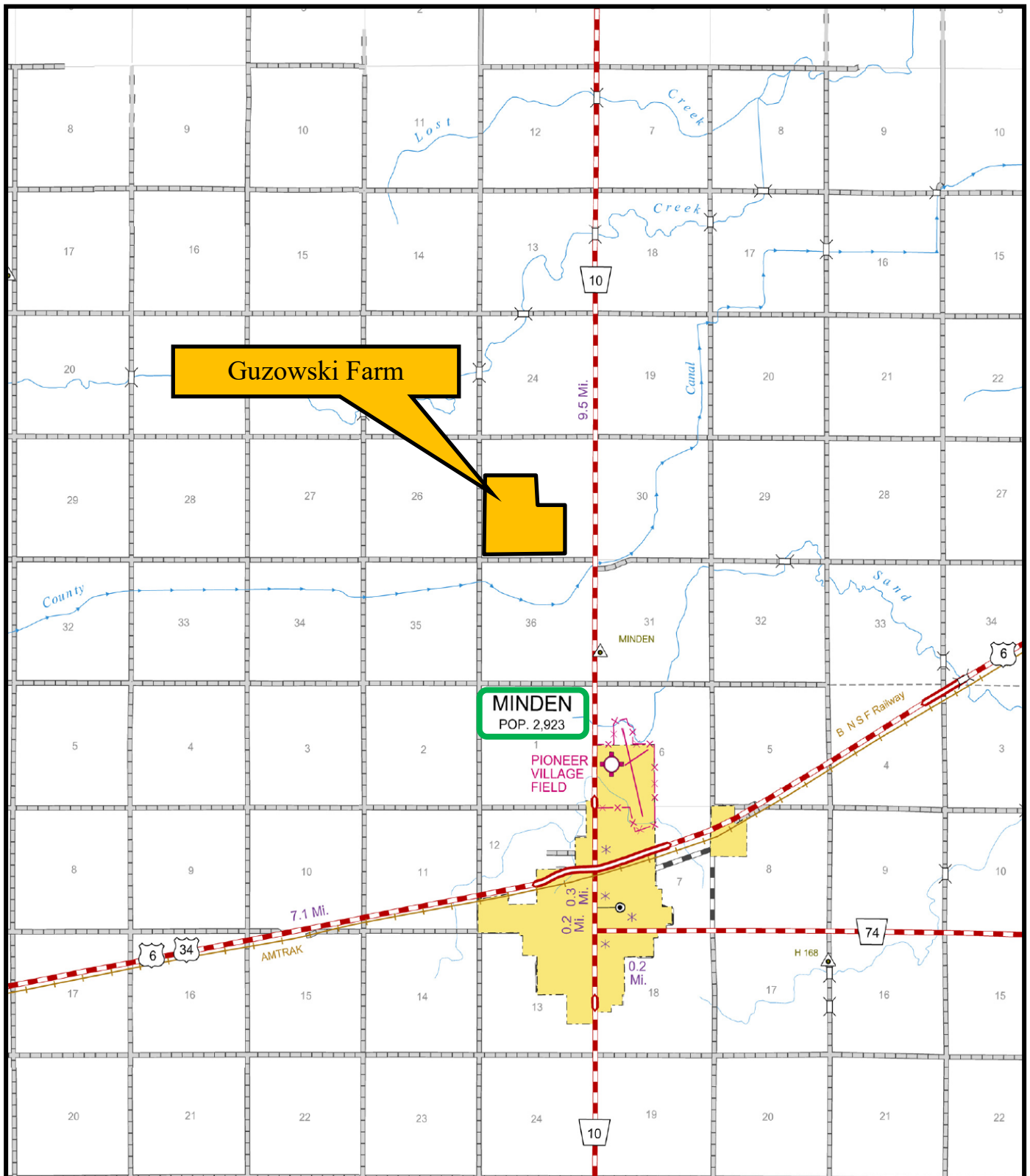
Area Symbol: NE099, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °C	Irr Class °C	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
4140	Holdrege silt loam, overblown, 0 to 1 percent slopes	190.85	61.2%		Ilc	lw	75	3	7	72	179	72	125	58
4141	Holdrege silt loam, overblown, 1 to 3 percent slopes	29.98	9.6%		Ile	lle	73	3	6	55	167	65	120	54
2667	Holdrege silt loam, 0 to 1 percent slopes	21.46	6.9%		Ile	lw	74							
3731	Massie silty clay loam, frequently ponded	17.40	5.6%		Vllw		3							
3952	Fillmore silt loam, frequently ponded	16.62	5.3%		Illw	lvw								
3910	Scott silt loam, frequently ponded	15.67	5.0%		IVw		19							
3820	Butler silt loam, 0 to 1 percent slopes	12.63	4.0%		llw	llw	66							
9080	Rusco silt loam, 0 to 1 percent slopes	5.36	1.7%		llw	llw	37	4	5	58	160	77	109	39
3725	Detroit silt loam, 0 to 1 percent slopes	2.01	0.6%		Ilc	lw	69							
<b>Weighted Average</b>							<b>62.9</b>	<b>2.2</b>	<b>4.9</b>	<b>50.3</b>	<b>128.3</b>	<b>51.6</b>	<b>89.9</b>	<b>41.3</b>



View of wetlands area

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