



KEARNEY COUNTY PIVOTS AND RANGE



Four separate parcels of pivot irrigated, dry crop, and range land acres located North of Minden, NE

MIKE LASHLEY

Owner|Broker

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PROPERTY HIGHLIGHTS

Location

5 miles North and 3 and 5 miles west of Minden, NE

Legal Description

Parcel #1 - S 60.00 acres of NE1/4 and SE1/4 Section 9-T7N-R15W of the 6th P.M., Kearney County, Nebraska
Less 13.78 acres of improvements located in the southeast corner of the southeast quarter

Parcel #2 - S1/2 S1/2 Section 4-T7N-R15W of the 6th P.M., Kearney County, Nebraska

Parcel #3 - Lots 4 & 9, being the SW1/4SW1/4 Section 17-T7N-R15W of the 6th P.M., Kearney County, Nebraska

Parcel #4 - SW1/4 Section 18-T7N-R15W of the 6th P.M., Kearney County, Nebraska
Less 5.24 acres of improvements located in the south 1/2 of said quarter

Price/Acres

Parcel #1: \$1,103,293

Pivot irrigated cropland	123.10±
Roads & waste	6.41±
Total	129.51±

Parcel #2: \$306,075-SOLD

Pasture	159.00±
Roads & waste	3.32±
Total	162.32±

Parcel #3: \$142,635-SOLD

Dry cropland	37.90±
Off season pasture	.30±
Roads & waste	1.92±
Total	40.12±

Parcel #4: \$1,172,774

Pivot irrigated cropland	123.80±
Dry cropland	23±
Roads & waste	4.20±
Total	151±

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Estimated Taxes

Parcel #1: \$5,561.44

Parcel #4: \$6,316.00

Certified Irrigated Acres

Certified irrigated acres from the Tri-Basin Natural Resource District:

Parcel #1 - 123.14 certified irrigated acres

Parcel #4 - 123.82 certified irrigated acres

Irrigation Information

Water for the irrigated portions of Brooks Farm is provided by two irrigation wells. Irrigation well, water, and equipment information for each Parcels #1 and #4 is as follows:

Parcel #1

Well Registration	G069041
Completion Date	09/13/1983 @ 800 gpm
Well Depth	130'
Static Water Level	11'
Pumping Level	29'
Column	8"

Pump-Western Land Roller, average condition

Gearhead-Amarillo, 60hp, average condition

Pivot-10 Tower T&L hydraulic, fair condition

Power provided by a tenant owned diesel engine. Pivot is required to reverse due to location of the improvement site. Information from tenant indicates that pivot is in good working order.

Parcel #4

Well Registration	G037481
Completion Date	07/05/1972 @ 1,000 gpm
Well Depth	130'
Static Water Level	21'
Pumping Level	31'
Column	8"

Pump-Layne Bowler, average condition

Gearhead-Randolph, 60hp, average condition

Pivot-8 Tower T&L hydraulic. Has 868 hours, good condition

Power provided by a tenant owned natural gas engine. Pivot is required to reverse due to location of the improvement site.

PROPERTY HIGHLIGHTS

Estimated Income

The following are estimated income and expense summaries for Parcels #1 through #4

Parcel #1

Income:

123.1 acres pivot irrigated @ 260/A = \$32,006

Total Income \$32,006

Expenses:

Real Estate Taxes \$ 5,561

Insurance \$ 2,700

8% Management \$ 2,560

Maintenance \$ 2,500

Total Expense \$13,321

Net Income: \$18,685

Parcel #4

Income:

123.8 acres pivot irrigated @ \$260/A= \$32,188

23 acres dry cropland @ \$110/A= \$ 2,530

Total Income \$34,718

Expenses:

Real Estate Taxes \$ 6,618

Insurance \$ 2,200

8% Management \$ 2,788

Maintenance \$ 2,000

Total Expense \$13,606

Net Income: \$21,112

Property Summary

Parcel 1 consists of pivot irrigated. Access is provided by gravel roads bordering the south and east. The 10 tower T&L pivot has had work done to it over the past 2 years. The well is a fiberglass cased well. The G.P.S. system at the pivot point belongs to the tenant. The improvement site is located in the southeast corner and is not included with the listing.

Parcel 1 is undulating to gently rolling cropland of which approximately 123.10 acres is pivot irrigated. Water for irrigation is provided by a well powered by a tenant owned diesel engine located at the pivot point. Water is distributed by a reversing T&L pivot irrigation system. (Pivot must reverse due to location of an improvement

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PROPERTY HIGHLIGHTS

site not included in the sale.) Cropland terrain is undulating to gently rolling with all in row crop production with the exception to the north pivot corners and 20' strip along the west border that is in grass.

The balance of the parcel consists of rolling sandhills pasture located in the north that has good grass cover, fair to average border fencing and livestock water provided by a well equipped with windmill located along the east border.

Parcel 1 is of fair to average quality, and all areas appear well managed.

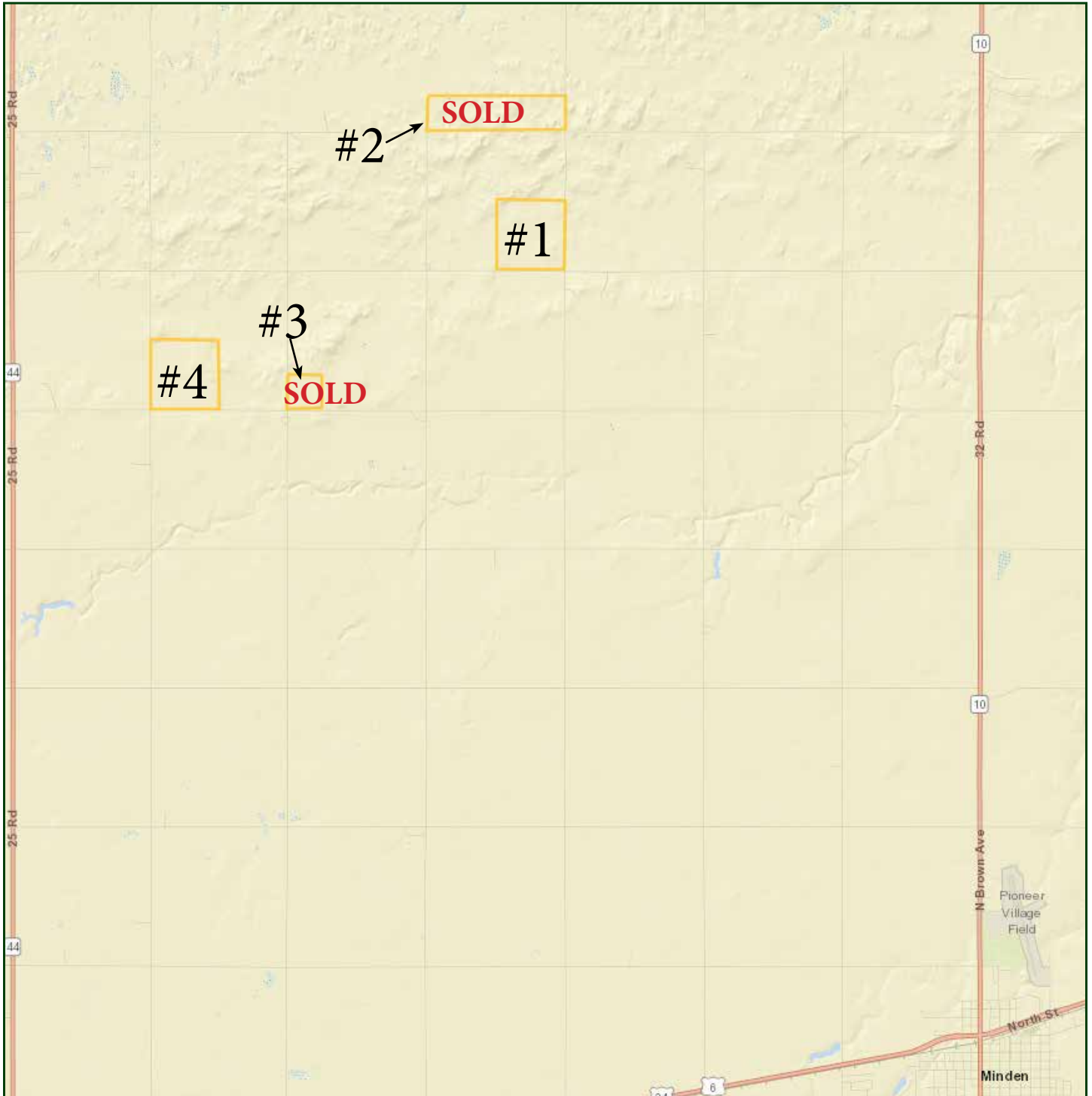
Parcel 4 consists of pivot irrigated and dry cropland. Access is provided by gravel roads bordering the west and south. The 8 Tower T&L pivot is two years old and has 868 hours on it. The G.P.S. system on the pivot point belongs to the tenant. It is not included in the listing.

The improvement site is located along the south and consists of approximately 5.24 surveyed acres. It is not included in the listing.

The balance of the parcel consists of undulating to gently rolling cropland of which approximately 123.80 acres is pivot irrigated. Water for irrigation is provided by a well powered by a tenant owned natural gas engine located at the pivot point with water distributed by a reversing pivot irrigation system. (Pivot must reverse due to location of an improvement site not included in the sale.)

Parcel 4 is of fair to average quality, and all areas appear well managed.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

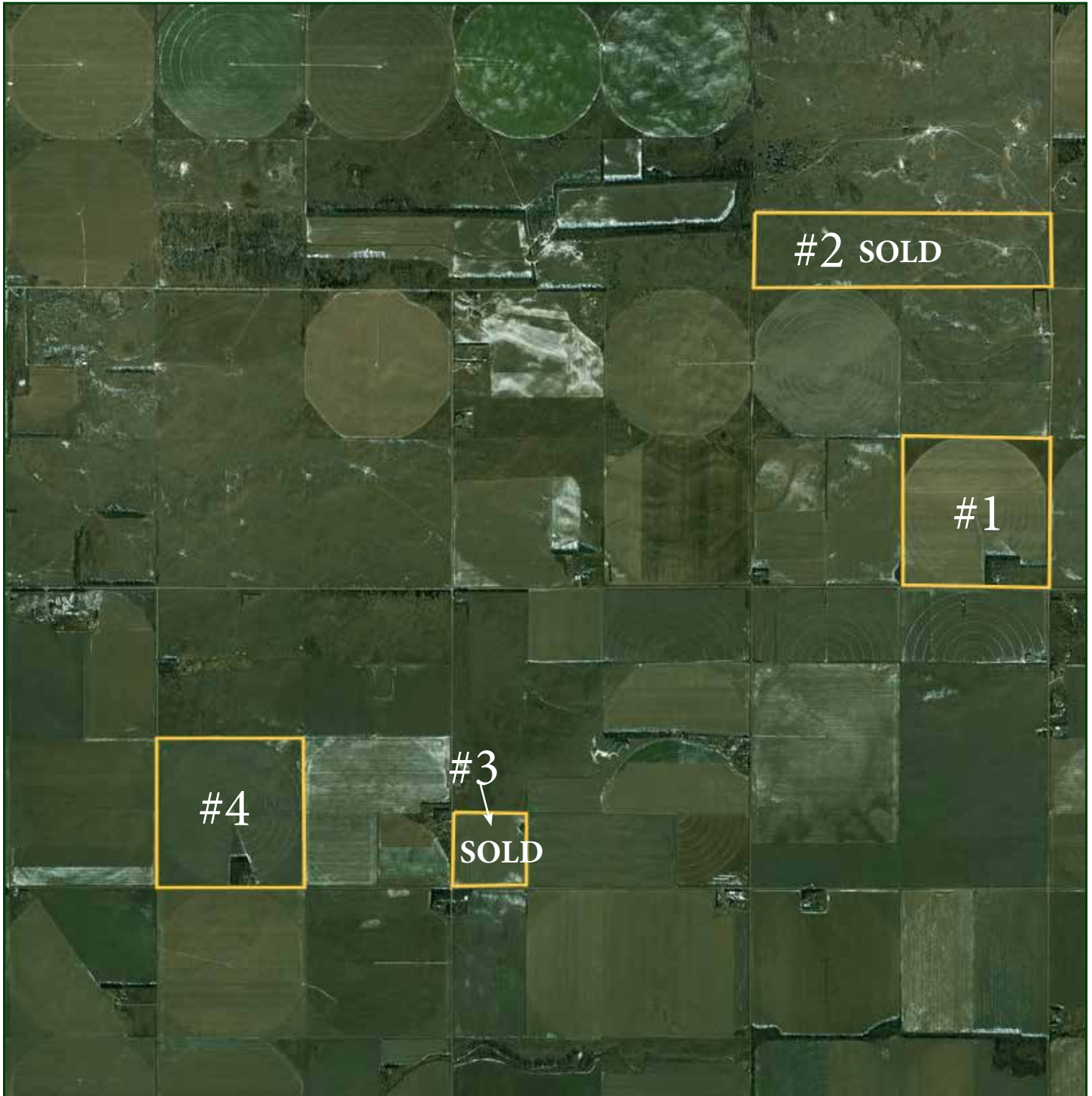
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AERIAL MAP



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PARCEL 1 IMAGES



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PARCEL 1 IMAGES



PARCEL 4 IMAGES



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PARCEL 4 IMAGES





THE LAND EXPERTS YOU CAN TRUST

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