



KEARNEY COUNTY PIVOT PARCEL # 1



A well maintained pivot irrigated property North of Minden, NE

MIKE LASHLEY

Owner|Broker

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PROPERTY HIGHLIGHTS

Price **\$1,103,293**

Location 5 miles North of Minden, NE

Legal Description

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

Acres

Pivot irrigated cropland	123.10±
Dry cropland	19.80±
Roads & waste	3.86±
Total	146.76±

Estimated Taxes **\$5,375.38**

Certified Irrigated Acres

Certified irrigated acres from the Tri-Basin Natural Resource District: 123.14 certified irrigated acres

Irrigation Information

Irrigation well, water, and equipment information is as follows:

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.

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Estimated Income

The following is an estimated income and expense summary

Income:

123.1 acres pivot irrigated @ \$225/A =	\$27,697.50
19.80 acres dry cropland @ \$80/A =	\$1,584
Total Income	\$29,282

Expenses:

Real Estate Taxes	\$5,375.38
Insurance	\$1,650
8% Management (Tenant)	
Maintenance (Tenant)	
Total Expense	\$7,025.38
Net Income:	\$22,256.62

Property Summary

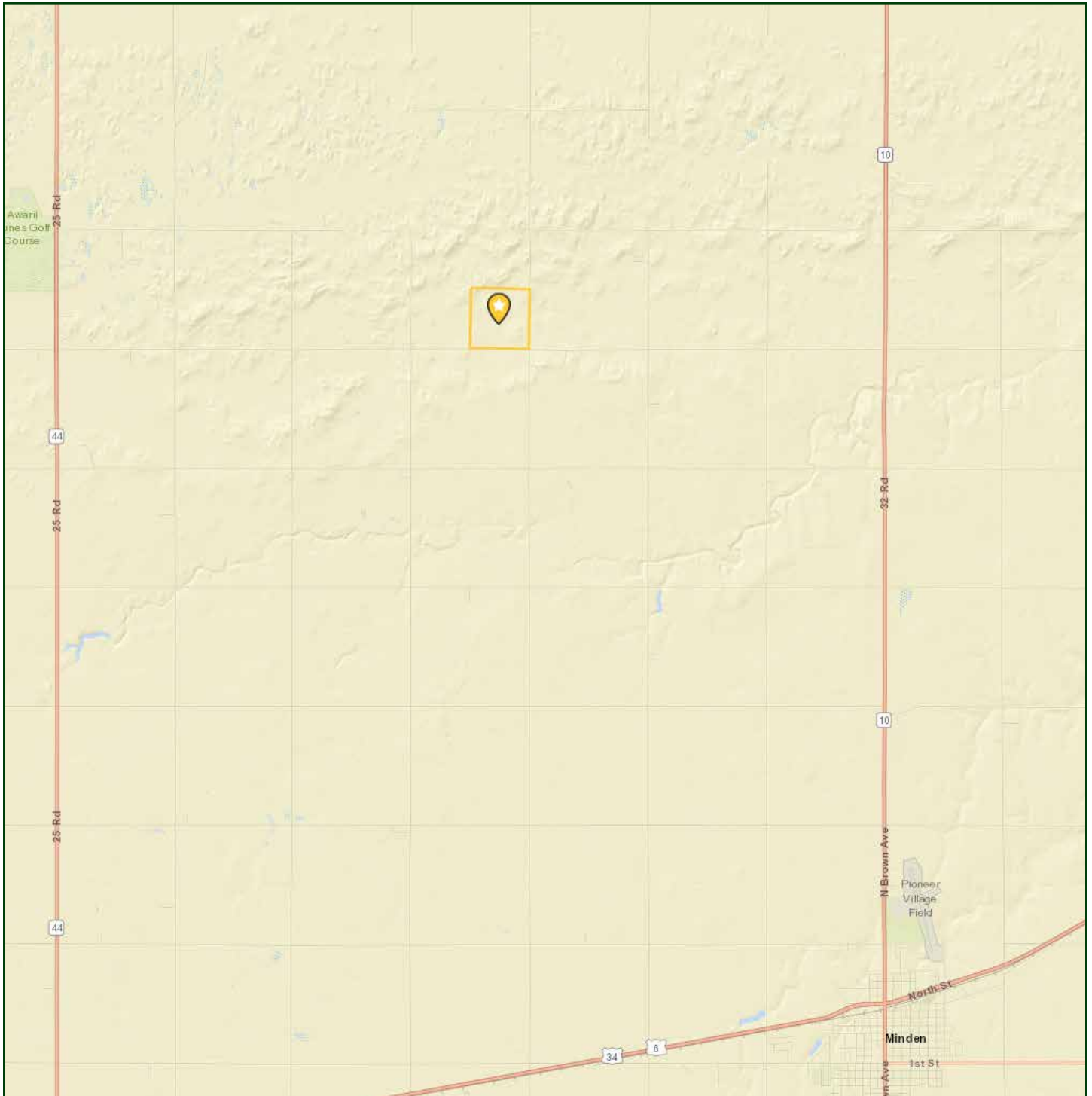
This property consists of pivot irrigated ground. Access is provided by gravel roads bordering the south and east. The 10 tower T&L pivot has had work done to it over the past 2 years. The well is a fiberglass cased well. The G.P.S. system at the pivot point belongs to the tenant. There is a permanent easement to the improvement site that consists of 13.78 surveyed acres and is located in the southeast corner. The improvement site is not included with the listing.

This parcel 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 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.

This parcel is of average quality, and all areas appear well managed.

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.

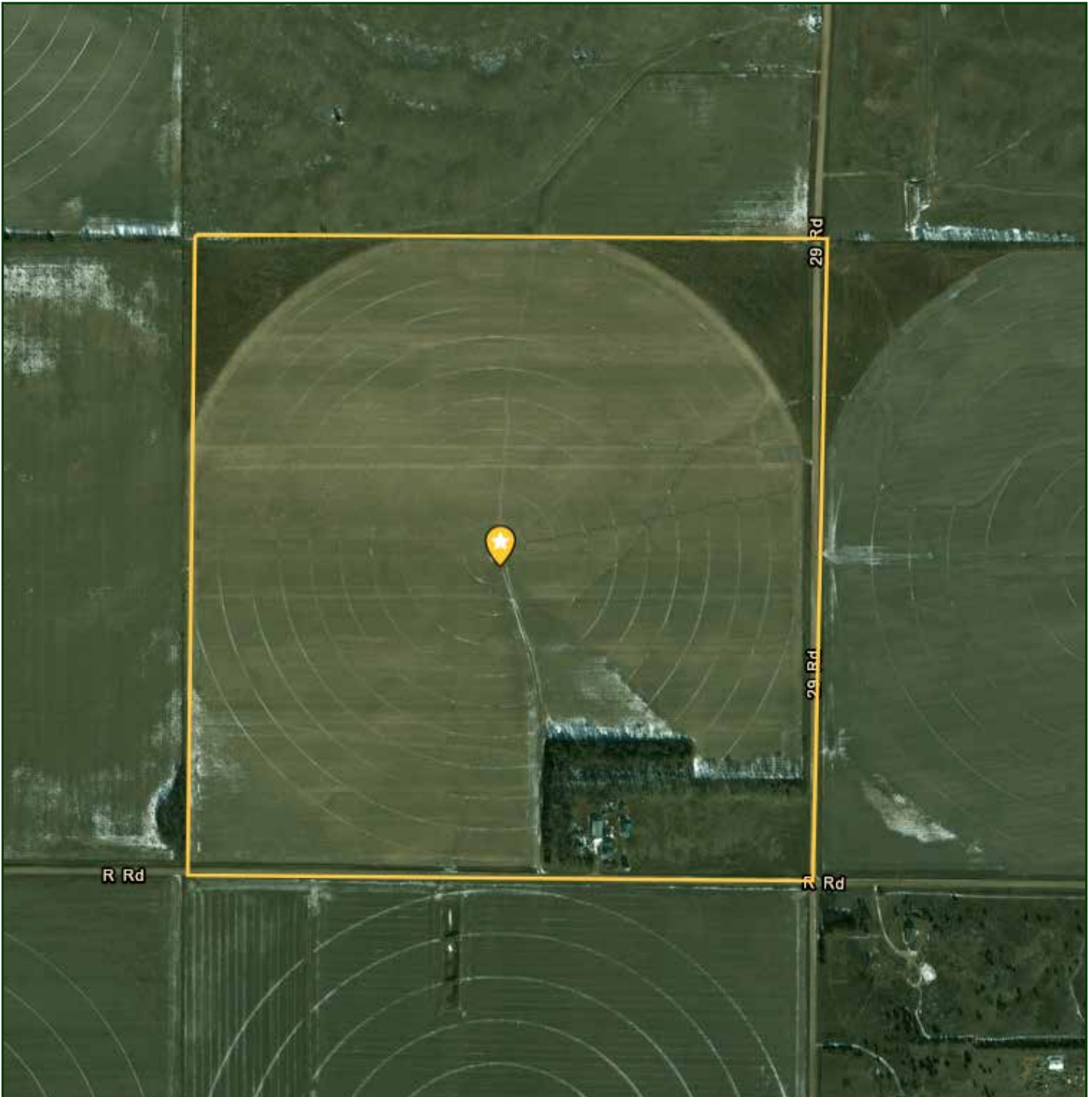
LOCATION MAP



Boundary lines are estimates - Map for illustration only

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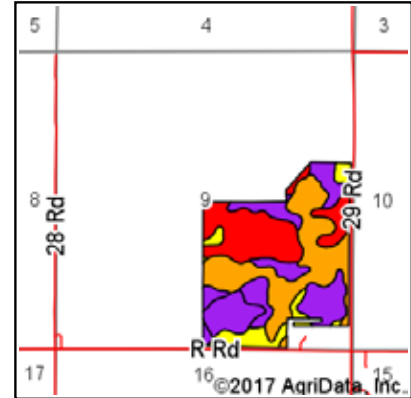
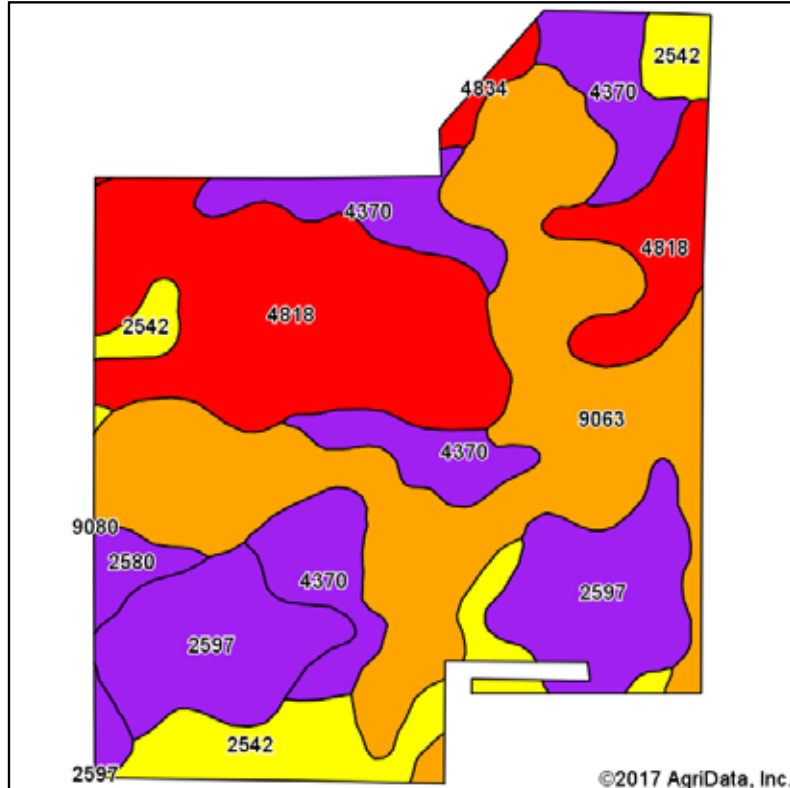
AERIAL MAP



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SOIL MAP

Soils Map



State: **Nebraska**
 County: **Kearney**
 Location: **9-7N-15W**
 Township: **Logan**
 Acres: **158.86**
 Date: **8/29/2017**



Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Winter wheat
9063	Kenesaw silt loam, 0 to 1 percent slopes	51.47	32.4%		Ilc	Ile	71							
4818	Valentine loamy fine sand, 3 to 9 percent slopes	39.52	24.9%		Vle	IVe	25			3		118		
2597	Hersh fine sandy loam, 6 to 11 percent slopes	24.87	15.7%		IVe	IVe	55	1	4	34	108	26	75	23
4370	Libory loamy fine sand, 0 to 3 percent slopes	23.40	14.7%		Ille	Ille	55	4	5	58	141	58	113	32
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	14.81	9.3%		Ile	Ile	65							
2580	Coly silt loam, 3 to 6 percent slopes	3.36	2.1%		Ille	Ille	54							
4834	Valentine loamy fine sand, rolling	1.43	0.9%		Vle		22							
Weighted Average							53.3	0.7	2.1	13.9	67	12.6	28.4	8.3

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY IMAGES





THE LAND EXPERTS YOU CAN TRUST

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