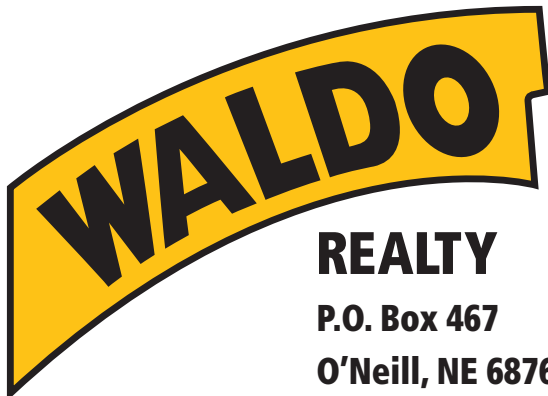




FOR SALE

314+/- Acres

Rock County, Nebraska



REALTY

P.O. Box 467

O'Neill, NE 68763

**Contact Waldo Realty for further
information on this property.**

402.336.4110

www.waldorealty.net

Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 314+/- Acres

PROPERTY LOCATION: From Bassett, NE 3.5 miles North on Hwy 7 to the center of the subject property.

LEGAL DESCRIPTION:

SW1/4 Section 22; NW1/4 Section 27, All in Township 31N, Range 19 West of the 6th P.M., Rock County, NE.

WELL INFORMATION:

	SW1/4 Section 22	NW1/4 Section 27
GPM:	900	900
Well Depth:	274'	291'
Static Level:	10'	13'
Pump Level:	100'	70'
Column:	8"	8"

EQUIPMENT LIST:

- 2-T & L Pivots (2011 and 2007 year models)
- 2-Chevy 454 Natural Gas Power Units—2011 (Ser #36902)
- 2-Randolph Gearheads (Ser. #'s 64941 & 64940)
- 2-Pumps
- 2-Fertilizer Tanks
- 1-1,000 Gal. Fuel Tank
- 2-Stock Wells

FSA INFORMATION:

Corn Contract Acre Base	269.8	PCL Yield: 144Bu.
Soybean Contract Acre Base	1.77	PCL Yield: 40 Bu.

2015 YIELDS:

- 239 Bu. per acre corn
- 57 Bu. per acre soybeans

PROMINENT SOILS:

- Valentine Loamy Fine Sand
- Pivot Loamy Fine Sand

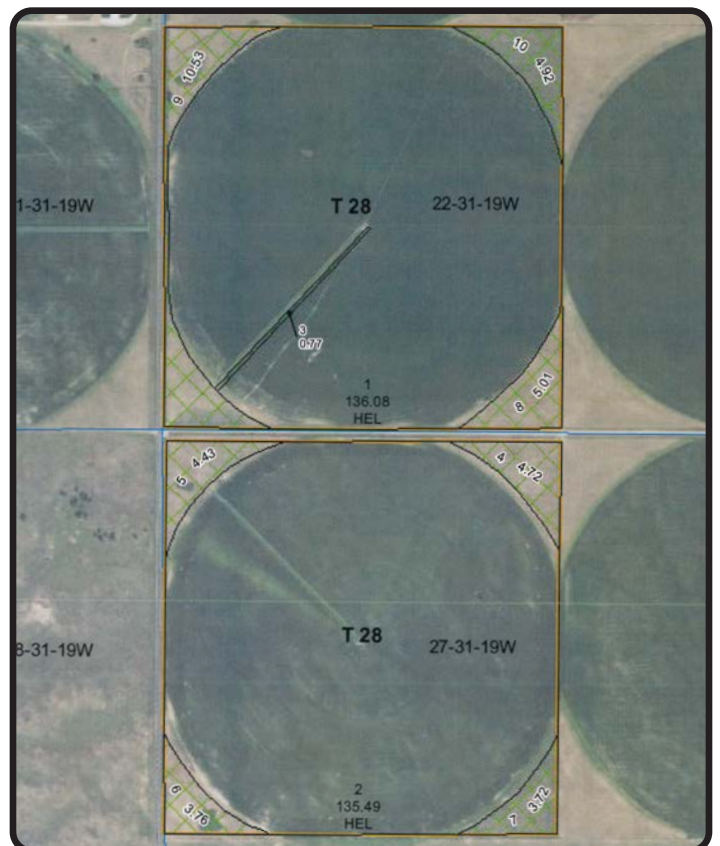
REAL ESTATE TAXES:

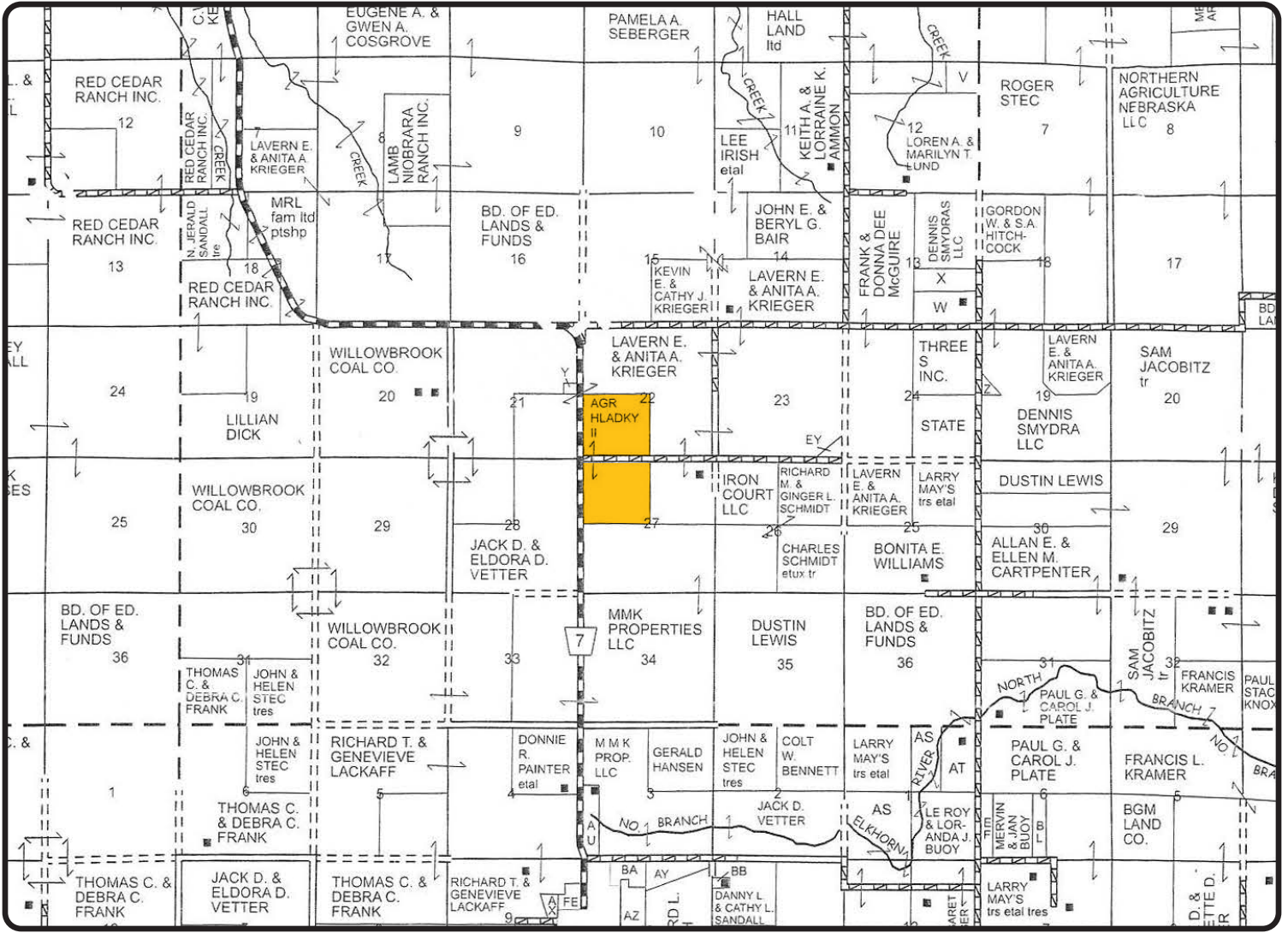
- SW1/4 Section 22: \$3,477.68
- NW1/4 Section 27: \$3,613.18

PRICE & TERMS: \$1,632,800.00 Cash.

Seller will accommodate Buyer with mid-year closing with proration of cash rents and real estate taxes.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





Boundry lines are for visual aid only.

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