

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

**DEEDED ACRES:** 154 +/- Acres

**PROPERTY LOCATION:** From Bassett, NE 5 miles Southwest on Hwy 20 to the subject property.

**LEGAL DESCRIPTION:** SE1/4 Section 22 EXCEPT Hwy ROW, Township 30N, Range 20 West of the 6th P.M., Rock County, Nebraska.

EQUIPMENT LIST: 2013--8 Tower Valley Pivot US Motor Western Land Roller Pump Fertilizer Tank

**PROMINENT SOILS:** Pivot Loamy Sand – 67.7%, Jansen Loamy Sand – 29.3%

WELL INFORMATION:	<b>GPM</b> 1,000	Well Depth 308'	Stati 40'	c Level	<b>Pump Level</b> 130'	<b>Col. Diam.</b> 9″
FSA INFORMATION:	Irrigated Ac Cropland A Corn Contra		126.56 145.2 124.6	PLC Yield	l: 176 Bu.	

**REAL ESTATE TAXES:** \$4,868.28 **PRICE & TERMS:** \$1,078,000.00

**BROKER COMMENTS:** This is one of the highest producing farms in the area with 30 ton per acre manure spread twice in the last 4 years.

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



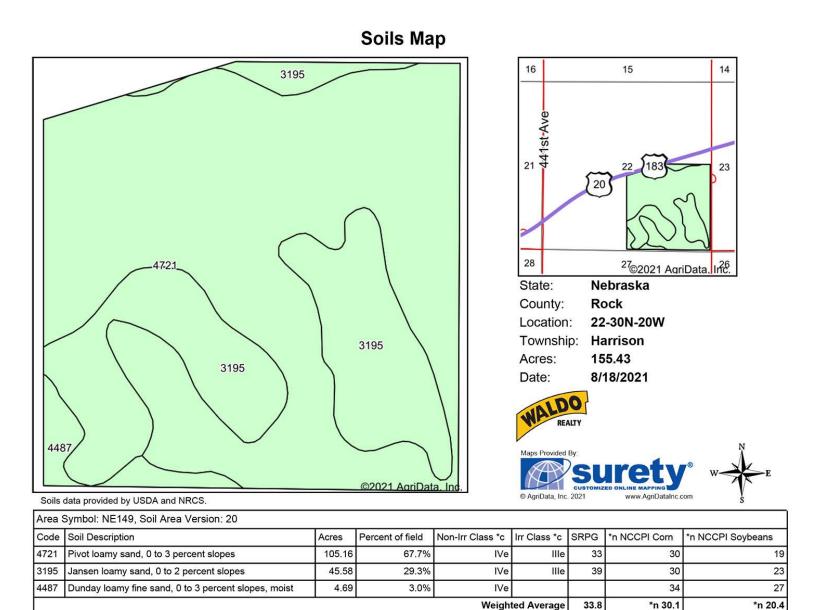
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		36	31 WILLIAM CROSS	BRIAN MOGENSEN	RICHARD M.	3 STELLER
	BASSETT FEEDING INC.	ORRIN & ALBERT	WILLIAM JOHN &	MOGEN- M.	ER AR	LYNN M. & SHEILA M. JONES
ĸ	-	1 B.J. & JANE KELLER	TERRY J. N. 8 KATHLEEN KUCERA		ACK D. 4 JACK D. 4 LEDORA VETTER	DORIS & DALE STEELE

Boundry lines are for visual aid only.









\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.