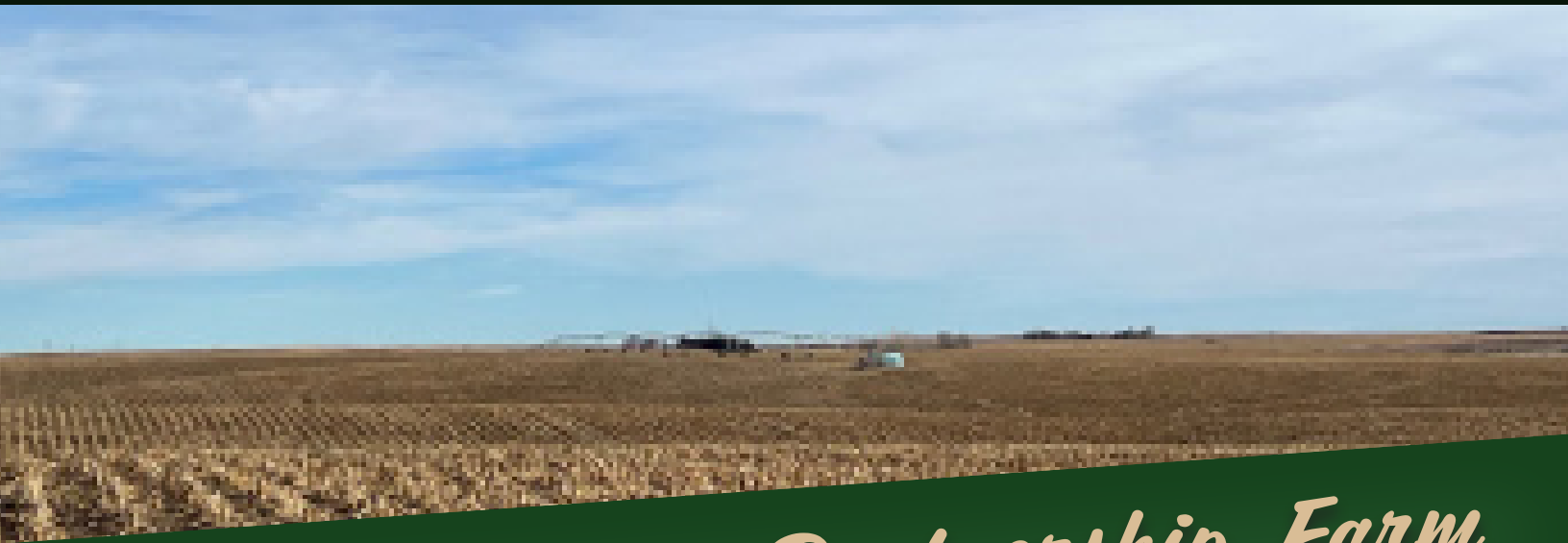


LAND FOR SALE



Bartlett Family Partnership Farm DAWSON COUNTY | NEBRASKA

- LOCATION:** 5 miles north and 6 miles east of Gothenburg on a gravel road
(Located on the corner of Road 418 and 771 Drive)
- LEGAL DESCRIPTION:** NW1/4 Section 14, T12N-R24W of the 6th P.M., Dawson County, NE
- PROPERTY DESCRIPTION:** Approximately 160.00 acres with the farm consisting of pivot irrigated cropland, dry cropland, hayable grassland, and a cattle feedyard facility.

LIST PRICE: \$1,350,000

This farm sells subject to the Seller completing a 1031 exchange with the sale of this property.



LISTING AGENT:

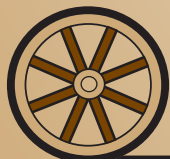
Bart Woodward, Broker

O: 308.234.4969 C: 308.233.4605

E: Bart@AgriAffiliates.com

Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople

View Full Brochure
& Listing



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AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

Kearney, NE • **AgriAffiliates.com** • 308.234.4969

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



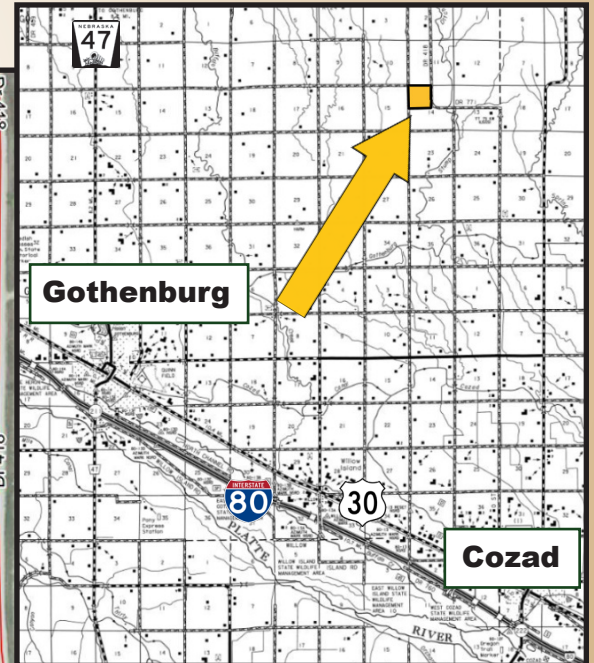
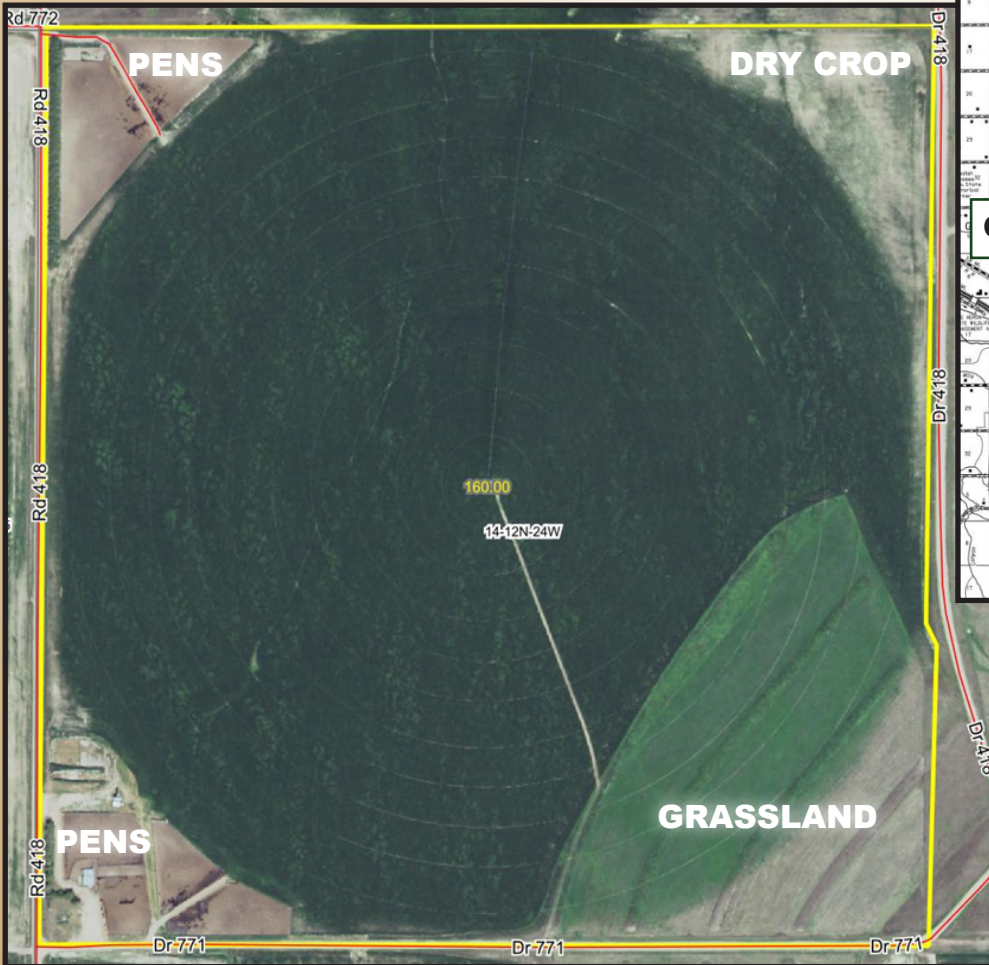
Property Information

FARM SERVICE AGENCY INFORMATION:

Total Cropland: 122.48 acres
Government Base Acres: This farm is currently in combination with other cropland; however, the estimated corn base is 120 acres with a PLC Yield of 174 bu/acre.

IRRIGATION INFORMATION:

Well Registration: G-060203
Completion Date: 04/04/1978 @ 700gpm
Well Depth: 526'
Static Water Level: 123'
Pumping Level: 170'
Column: 9"
Pump – Sargent
Power Unit – 100hp General Electric motor
Panel – WellGuard
Pivot – Valley, 10-tower
Property is located in the Central Platte Natural Resources District and includes a total of 133.86 certified irrigated acres.



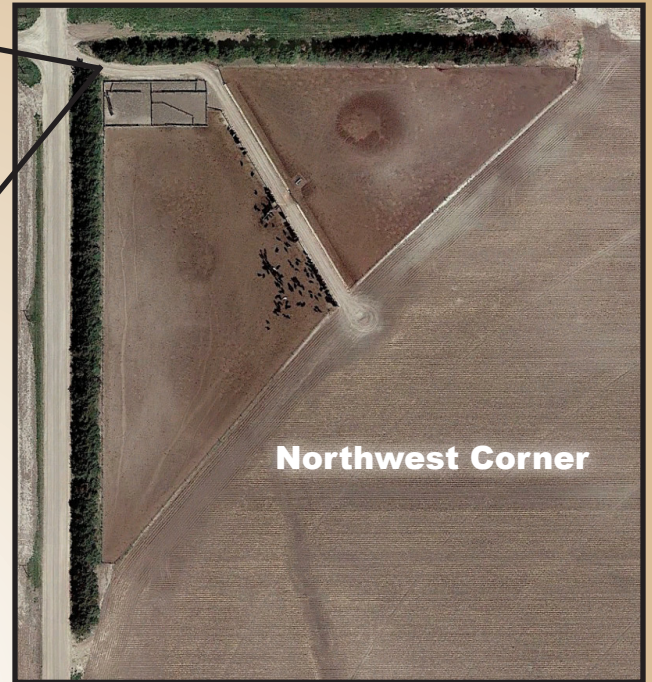


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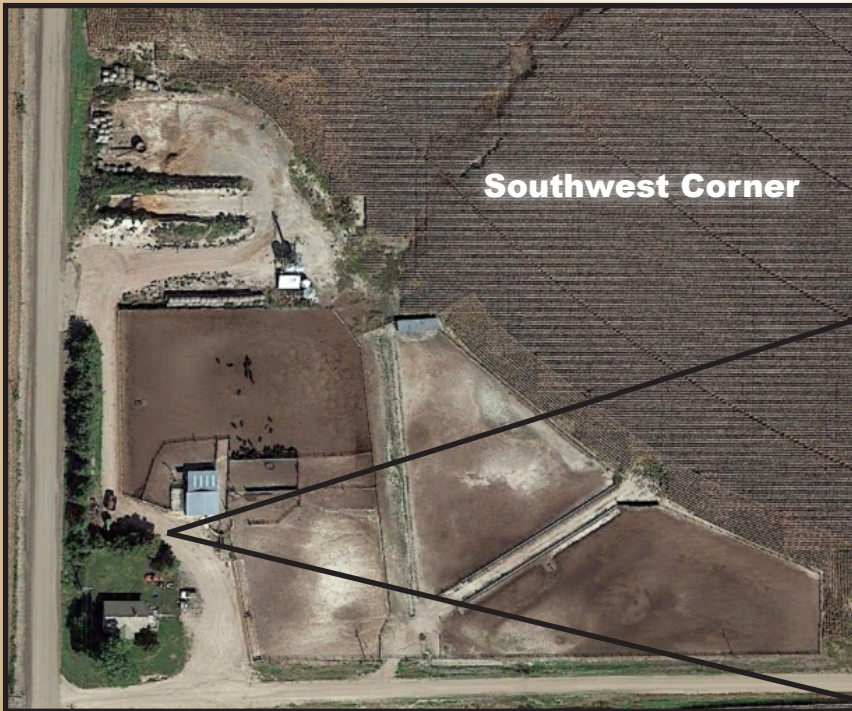
Small Feedyard Facility



View from northwest corner



Northwest Corner



Southwest Corner



Shipping/Receiving Building

CATTLE FEEDYARD FACILITY:

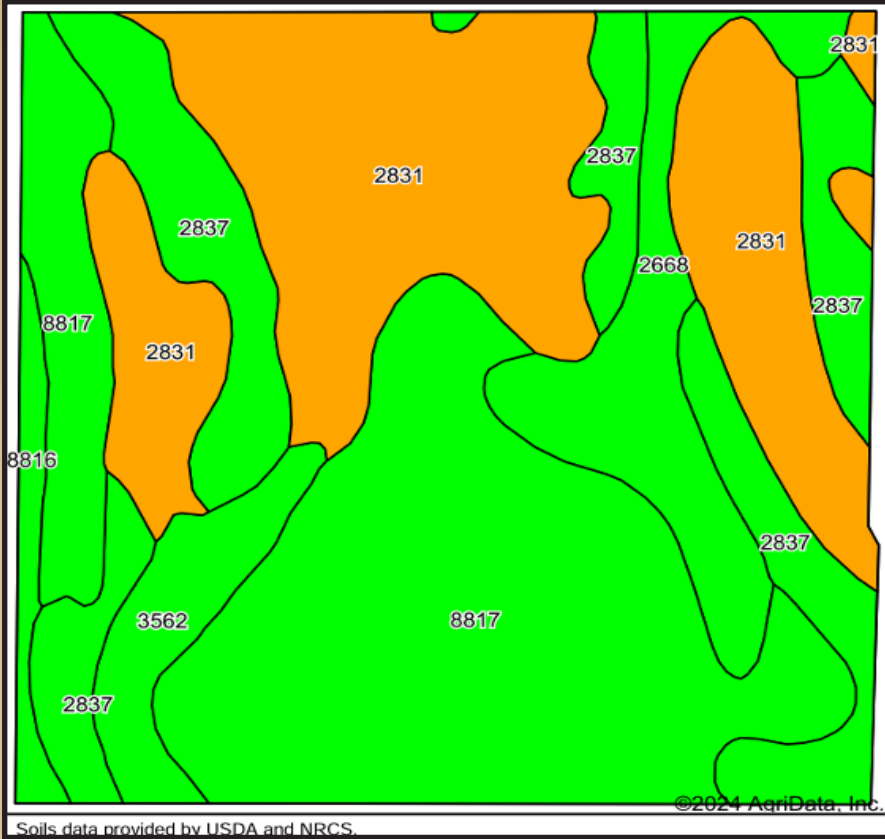
A total of six feeding pens with four located in the southwest pivot corner and two in the northwest pivot corner. Each has its own shipping and receiving facility with the pens having a total of approximately 1,160 linear feet of portable concrete fenceline bunk with metal bar retainer. Water is provided by Johnson continuous flow waterers and line fences consist of wood posts with metal panels along with 5-strand high tensile electric fencing. Livestock water is provided by a well equipped with an electric submersible with all pens having access to water. This cattle-feeding operation has been assigned a facility identification number of 82509 from the Nebraska Department of Environment and Energy.

GRASSLAND:

Located in the southeast corner is approximately 24.40 acres of grassland which is part of a spillway for a dam that is part of the Spring Creek Watershed District. This area has a well-established stand of grass which has level areas separated by berms that can be grazed and/or hayed. The farm's pivot irrigation system passes through his area as it makes a full rotation. For additional information, concerning this grassland, please contact the Agri Affiliates office to receive a letter agreement filed of record addressing this area.

SOILS:

Soils consist of Class I, II, III, and VI silt loams with undulating to rolling terrain.



Area Symbol: NE047, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Corn	*n NCCPI Soybeans			
8817	Cozad silt loam, 3 to 6 percent slopes	56.19	35.1%			IIc	I	64	57	69		
2831	Uly-Coly silt loams, 17 to 30 percent slopes, eroded	51.16	32.0%			VIe	IVe	26	36	48		
2837	Uly-Holdrege silt loams, 6 to 11 percent slopes	29.29	18.3%			IIIe	IIIe	60	48	72		
2668	Holdrege silt loam, 1 to 3 percent slopes	13.51	8.4%			Ile	Ile	71	49	73		
3562	Hobbs silt loam, occasionally flooded, cool	6.82	4.3%			IIw	IIw		55	73		
8816	Cozad silt loam, 1 to 3 percent slopes	3.03	1.9%			Ile	Ile	66	57	69		
Weighted Average								3.46	2.47	49	*n 47.9	*n 63.3

*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.

