

ANTELOPE COUNTY

FARM FOR SALE

155 +/- acres
Elgin Township

LOCATION:

From Sargent Irrigation south of Neligh, go two miles south on Hwy 14, then 4 miles west on 846th Road, then south one half mile on 519th Ave to the northeast corner of the farm. From Elgin, it is two miles west on Highway 70 and six miles north on 519th Ave.

LEGAL DESCRIPTION:

The SE¼ of Section 4, Township 24 North, Range 7 West of the 5th P.M., Antelope County, Nebraska, less a tract in the southeast corner.

USDA DATA:

There are 145.3 acres of cropland with 104.6 base acres of corn and 40.7 base acres of soybeans. The PLC yields are 174 bushel/acre for corn and 51 bushel/acre for soybeans. Agricultural risk coverage with the county option (ARC-CO) is the farm program election.

GENERAL INFORMATION:

This is a very nice irrigated farm with an excellent yield history. There are 129.9 certified groundwater irrigated acres with a 2003 7-tower Valley system and 75hp electric well. Well G-042134 was drilled by Sargent Irrigation in 2003 and is rated at 850 gpm. Annual real estate taxes = \$4,016.

TERMS:

Negotiable. The seller wishes to complete a 1031 tax deferred exchange. Any prospective buyer must be willing to cooperate with the execution of the 1031.

LIST PRICE: \$1,080,000

POSSESSION:

Full possession will be granted at closing, subject to lease through February 28, 2018. Date of closing negotiable.

SELLER: Moattoquos, LLC



COFFMAN FARM AGENCY, LLC.

FARM MANAGEMENT-RURAL APPRAISAL-REAL ESTATE SALES

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Aerial Map



COFFMAN FARM AGENCY, LLC
FARM MANAGEMENT - APPRAISALS - SALES
712-277-2741
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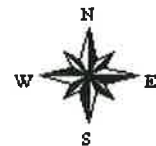
map center: 42° 4' 40.9, -98° 7' 42.36

0ft 443ft 886ft

Maps Provided By

CUSTOMIZED ONLINE MAPPING
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4-24N-7W
Antelope County
Nebraska



12/8/2017

6578	Ortello fine sandy loam, 0 to 2 percent slopes	8.41	5.4%		Ile	Ile	0	53										
6798	Loretto sandy loam, 0 to 3 percent slopes	4.39	2.8%		Ile	Ile	0	72	6	3	65	135	68	125	32	52	25	
6320	Barney-Boel-Calamus complex, channeled	0.80	0.5%		VIw		0	25	1		7	29	6					
Weighted Average							25.3	53.6	1.1	0.7	11.5	24	12.1	22.1	5.4	8.9	0.7	

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.