

LAND FOR SALE

160+/- Acres, Holt County, Nebraska



Highlights:

- Quality pivot irrigated farmland
- Mostly level topography
- Located close to hard surface road for easy access to local markets.

Property Location: 3 1/2 miles north of Ewing, Nebraska, along L45B, then 1/2 mile west on 861st Road to the southeast corner of the property.

Legal Description: Southwest Quarter (SW1/4) of Section 15, Township 27 North, Range 9 West of the 6th PM, Holt County, Nebraska.



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For additional information, please contact:

Andy Fehringer, Agent/Farm Manager

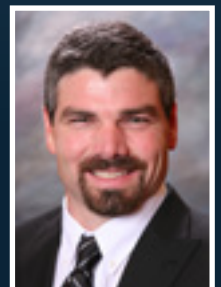
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Property Description: Here is a great opportunity to purchase a quality pivot irrigated quarter just north of Ewing, Nebraska. This mostly level farm is just 1/2 mile off of a hard surface road, allowing quick access for moving grain to local storage or elevators. Good water, and shallow pumping provide for efficient irrigation.

Irrigation Equipment: Eight tower Olson pivot with Valley drive conversion. 80 HP Randolph gearhead, Lima Generator . Two fuel tanks. 1,500 gallon fertilizer tank.
EXCLUDED: diesel power unit.

Well Information: 900 GPM; 199' Well Depth; 61' Static Level; 71' Pump Level; 9" Column Diameter; Drilled in 1978

Upper Elkhorn NRD: 135.03 certified irrigated acres

Farm Data

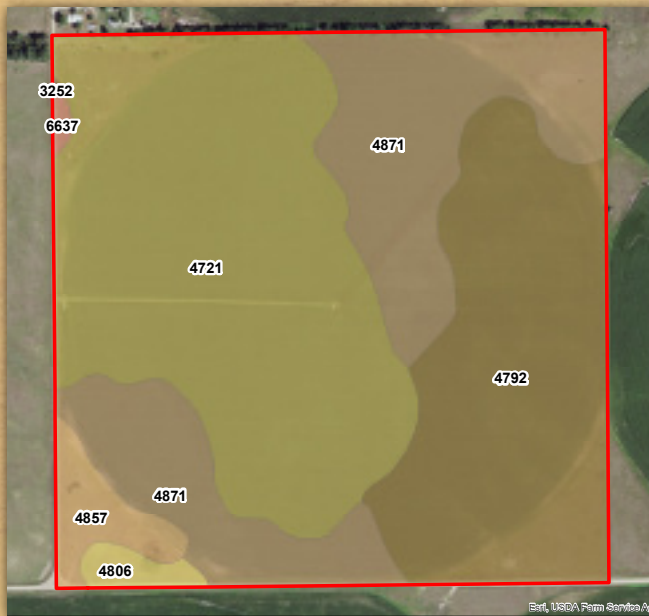
135.03 cropland acres, 19.11 non-crop acres, 5.85 acres other

FSA Information:

	Base	Yield
Corn	126.1 acres	147 PLC
Soybeans	3.4 acres	41 PLC

Taxes: \$6,910.82

Price: \$744,000 or \$4,650 per acre



MAP SYMBOL	NAME	NON IRR LCC	IRR LCC	SRPG	ACRES
4721	Pivot loamy sand, 0 to 3 percent slopes	IVe	IIIe	28	67.7
4792	Valentine fine sand, 3 to 9 percent slopes, moist	VIe	IVe	0	44.0
4871	Valentine-Dunday loamy fine sands, 0 to 3 percent slopes	IVe	IVe	29	40.7
4857	Valentine-Dunday loamy fine sands, moist, 3-9 percent slopes	VIe	IVe	28	5.0
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	VIe		0	2.1
6637	Boelus loamy fine sand, 2 to 6 percent slopes	IIIe	IIIe	0	0.5
3252	Meadin sandy loam, 0 to 2 percent slopes	VIe	IVs	30	0.1
TOTAL				20.1	160.0

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.