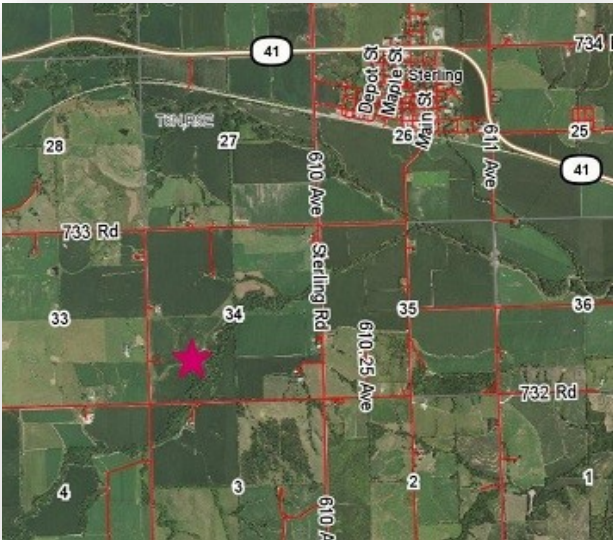


FOR SALE

160 Acres+/- Irrigated Farmland Sterling, NE

A productive 160 acre irrigated farm southwest of Sterling NE. This farm includes a 2014 Reinke 12-tower pivot and a Cummins engine that was overhauled in 2016. The farm is a combination of pivot and flood irrigation. The soil types are excellent in the bottom ground and very productive on the higher ground.

This farm is being sold with immediate possession available. The well is set to pump 700 gpm. This is truly an opportunity to own a very good irrigated farm with good roads all around it.



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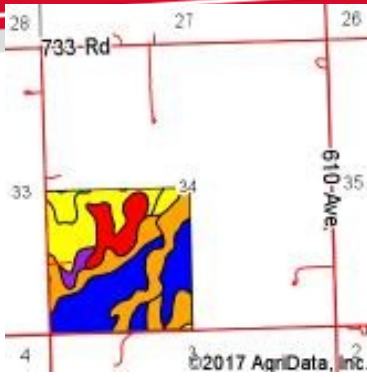
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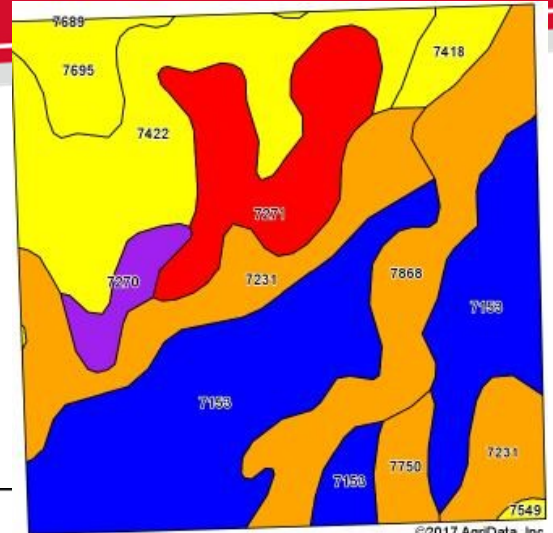
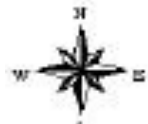
FOR SALE

160 Acres+/- Irrigated Farmland Sterling, NE

Soils Map



State: **Nebraska**
 County: **Johnson**
 Location: **34-6N-9E**
 Township: **Sterling**
 Acres: **159.4**
 Date: **2/3/2017**



Area Symbol: NE097, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-irr Class *c	Irr Class *c	SRPG	Alfalfa hay	Alfalfa hay irrigated	Cool season grasses	Corn	Corn irrigated	Grain sorghum	Grain sorghum irrigated	Soybeans	Soybeans irrigated	Winter wheat	Barley
7153	Kennebec silt loam, rarely flooded	51.09	32.1%	Blue	Iw	I	81	5			6	126	163	112	117	44	55	42
7422	Morrill clay loam, 6 to 11 percent slopes, eroded	28.26	17.7%	Yellow	IVe	IVe	68	3			5	72	99	74	80	25	33	34
7231	Judson silt loam, 2 to 6 percent slopes	23.07	14.5%	Orange	IIIe	IIIe	79	5			6	119	154	108	113	42	52	44
7868	Nodaway silt loam, channeled, occasionally flooded	21.00	13.2%	Orange	VIw		74	1	1		13	18	13	15	5	6	5	
7271	Dickinson fine sandy loam, 11 to 20 percent slopes	17.38	10.9%	Red	VIIe		40	2			46		53	75	20	26	24	
7695	Wymore silty clay, 3 to 6 percent slopes, eroded	6.44	4.0%	Yellow	IIIe	IIIe	66											
7270	Dickinson fine sandy loam, 6 to 11 percent slopes	4.07	2.6%	Purple	IVe		53	3			4	61	99	75	81	23	35	32
7418	Morrill clay loam, 6 to 11 percent slopes	3.80	2.4%	Yellow	IIIe	IVe	66	3			4	75	105	81	85	28	38	35
7750	Nodaway silt loam, occasionally flooded	3.76	2.4%	Orange	IIw	IIw	74	5			6	115	148	105	112	40	48	35
7549	Shelby clay loam, 11 to 17 percent slopes	0.46	0.3%	Yellow	IVe		63											
7689	Wymore silty clay loam, 0 to 2 percent slopes	0.07	0.0%	Orange	IIe	IIe	73											
Weighted Average							71.1	3.5	0.1	4	83.2	103	78.5	84.9	29.7	37.6	31.6	

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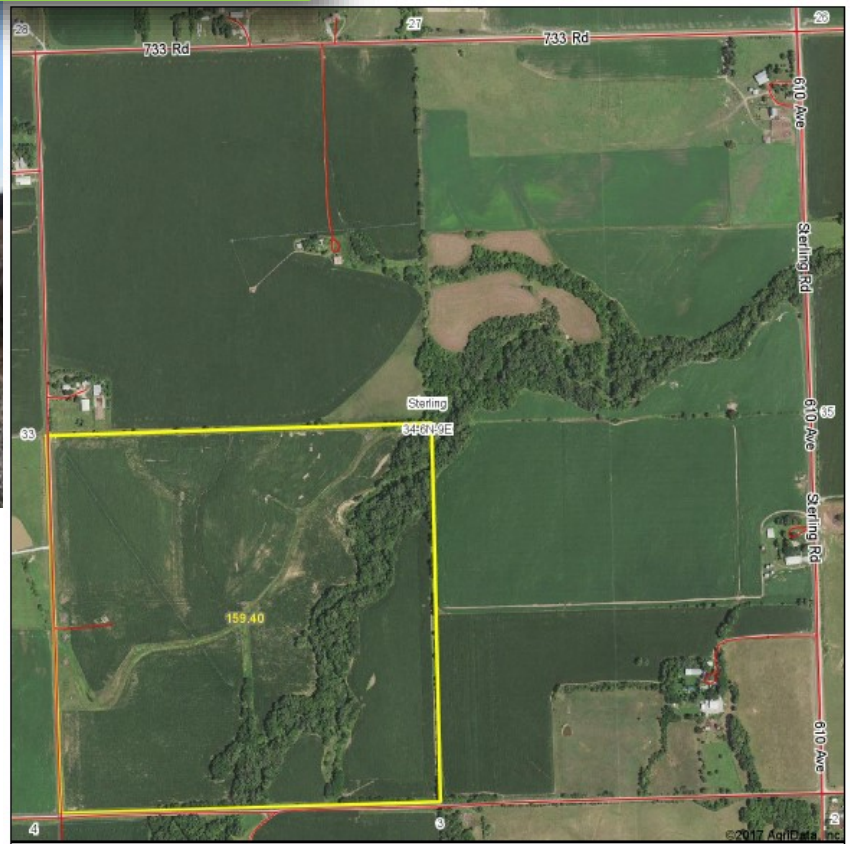
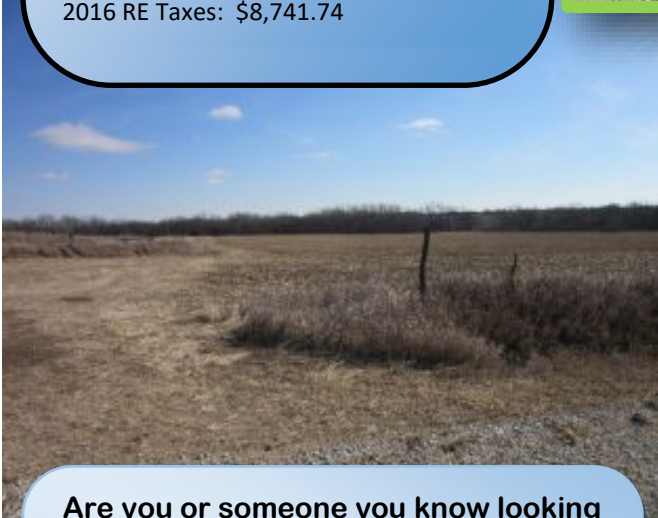
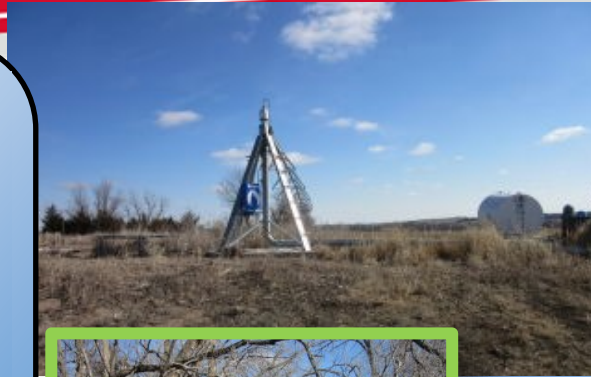
160 Acres+/- Irrigated Farmland Sterling, NE

FSA-156EZ Crop Year: 2017
Farmland: 156.83
Cropland: 109.88
DCP & Effective Cropland: 109.88

	<u>Base Acres</u>	<u>PLC Yield</u>
Corn	18.2	84
Grain Sorghum	53.0	84
Soybeans	7.6	27

HEL Field on tract. Conservation system being actively applied.

2016 RE Taxes: \$8,741.74



Are you or someone you know looking for a property like this? Donald Kracke is an Accredited Land Consultant ALC working with agricultural clients throughout the United States.

We are licensed in Iowa, Kansas, Missouri, Nebraska and South Dakota.



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