

152 Acres ~ Pivot Irrigated NE of Miller ~ Buffalo Co.



SOLO

*Center Pivot Irrigated
Electric Motor*

Tall Tires,

Updated Sprinkler Package

More information on back



Call us to see this property.



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LAND FOR SALE

152.07 Acres more or less

Buffalo County, Nebraska

Location: North of Miller on Hwy 183 1/2 mile, east 1 mile to Bison Road, north 1 1/2 miles.

Legal Description: 152.07 Acres in the Northeast 1/4 of Section 4, Township 11 North, Range 18 West of the 6th P.M. Buffalo Co., Nebraska.

Property Description: Well located gently rolling pivot quarter. Zimmatic Pivot, with 75 hp electric motor on the well, tall tires and updated sprinkler package. Mostly Coly, Uly, Hobbs, and Holdrege Silt Loam Soils.

FSA Information: Base Acres and Yield: Corn 73.60, PLC 173 Yield.

Certified Acres: 125.57 Certified Acres with Central Platte NRD

Well Registration: G-055539

Parcel ID #:

200007000

Property Taxes:

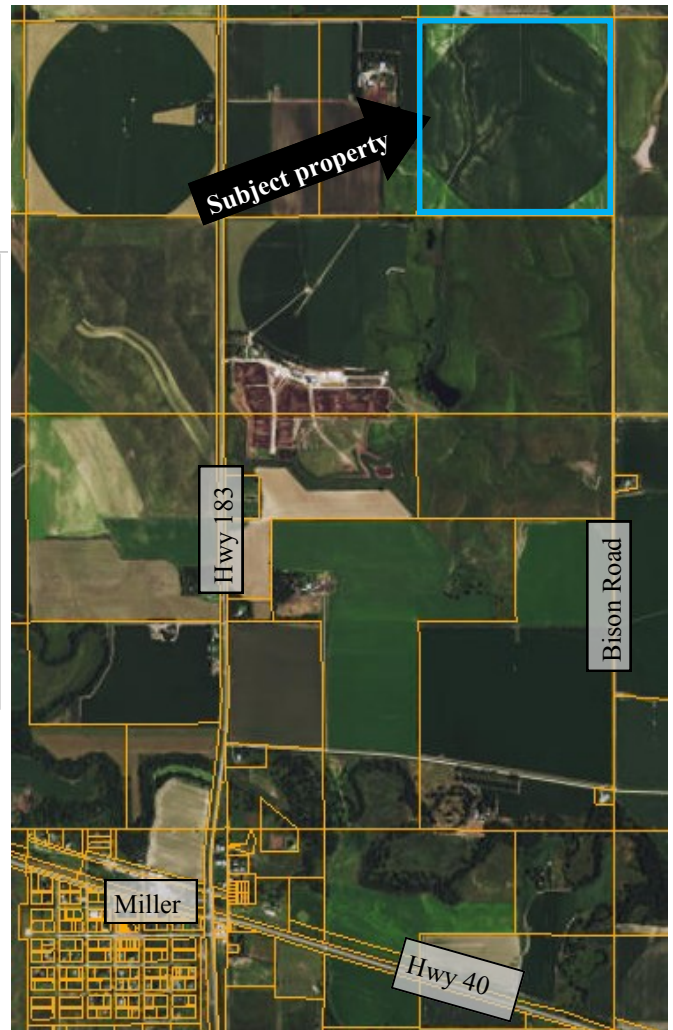
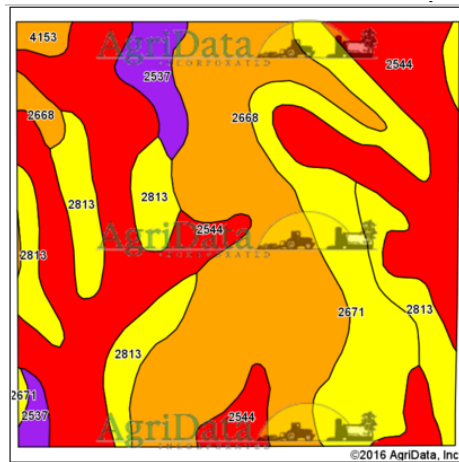
2015- \$9,738.12

Price:

\$1,292,595.00

Sold: \$1,100,000.00

Closing: 4/1/2016



Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class %	Irr Class %	SRPG	Alfalfa hay	Alfalfa hay Irrigated	Corn	Corn Irrigated	Grain sorghum	Grain sorghum Irrigated	Pasture	Pasture Irrigated	Soybeans Irrigated	Winter wheat	
2544	Coly, Uly and Hobbs soils, 3 to 30 percent slopes	53.46	35.7%		Ive		24											
2668	Holdrege silt loam, 1 to 3 percent slopes	44.75	29.9%		Ile	Ile	72											
2871	Holdrege silt loam, 3 to 7 percent slopes, eroded	23.57	15.7%		Ile	Ile	70											
2813	Uly and Holdrege silt loams, 6 to 11 percent slopes	21.04	14.0%		Ive	Ive	63											
2537	Coly silt loam, 6 to 11 percent slopes	5.74	3.8%		Ive	Ive	51											
4153	Holdrege-half silt loams, 0 to 1 percent slopes	1.31	0.9%		Ilc	I	72	4	7	54	165	70	125	3	11	55	42	
Weighted Average								52.5	%	0.1	0.5	1.4	0.6	1.1	%	0.1	0.5	0.4

*: Using Capabilities Class Dominant Condition Aggregation Method

This information is believed to be correct, but is not guaranteed. Purchaser should verify all information to their own satisfaction.