

FARM LAND

Shelby, Nebraska | Polk County, Nebraska

FOR SALE

PROPERTY: 437 Acres (+/-) in 3 Parcels
Located within one mile of each other (1-2 miles east of Shelby)

BLACK DIRT
LAND SALES & MANAGEMENT LLC



LOCATION

Parcel 1 – 117.43 Acres (Gravity Irrigated) – 87% Class I & II Soils – Hastings Silt Loam

Parcel 2 – 160 Acres (Pivot Irrigated) – 86% Class I Soils – Hastings Silt Loam

Parcel 3 – 160 Acres (Pivot Irrigated) – 87% Class I Soils – Hastings Silt Loam

IRRIGATION

Parcel 1 – Gravity Irrigated

Parcel 2 – Pivot: 2005 7 Tower GII Zimmatic, R3000 rotators and drops; 700 gallons

Parcel 3 – Pivot: 2000 7 Tower GII Zimmatic, R3000 rotators and drops; 800 Gallons

LEGAL DESCRIPTION

Parcel 1 – 117.43 Acres – S ½ SW ¼ & S ½ SE ¼ So of RR ROW, 11-14N-1W

Parcel 2 – 160 Acres – SW ¼ 13-14N-1W

Parcel 3 – 160 Acres – SW ¼ 14-14N-1W

CONTACT

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We obtained the information above from sources we believe to be reliable. However, we make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FARM LAND

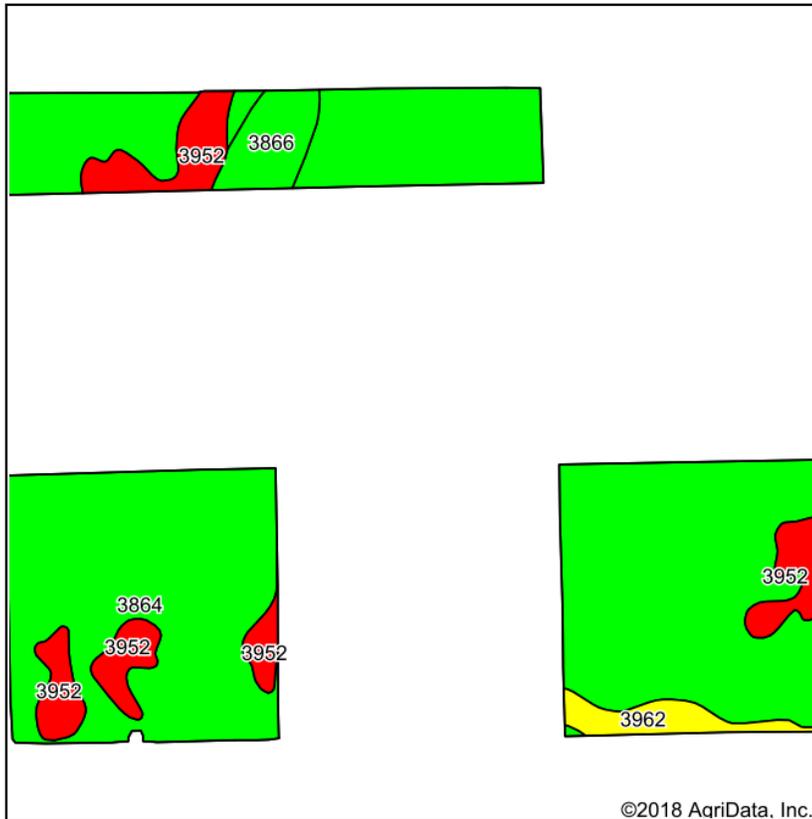
Shelby, Nebraska | Polk County, Nebraska

FOR SALE

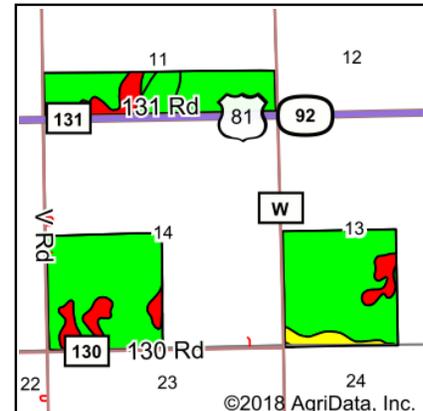
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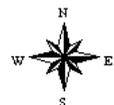
Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Polk**
 Location: **14-14N-1W**
 Township: **South Canada**
 Acres: **426.5**
 Date: **8/28/2018**



Area Symbol: NE143, Soil Area Version: 15									
Cod e	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG	NCCPI Soybeans	
3864	Hastings silt loam, 0 to 1 percent slopes	353.20	82.8%		Iw	Iw	74	67	
3952	Fillmore silt loam, frequently ponded	45.57	10.7%		IIIw	IVw	31	57	
3866	Hastings silt loam, 1 to 3 percent slopes	15.85	3.7%		Ile	Ile	77	66	
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	11.88	2.8%		IVe	IVe	67	53	
Weighted Average							69.3	65.5	

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PARCEL 1

FSA & WELL INFORMATION

Crop Election – ARC County
 Cropland – 117.43 Acres

CROP	BASE ACRES	PLC YIELD
CORN	63.9	156
SOYBEANS	49	53

Registration #: G-032467	County Name: Polk	Completion Date: 6/7/1986	Acres Irr: 116	Column Diameter: 8 in
Well ID: 39456	NRD Name: Upper Big Blue	Filing Date: 10/7/1986	Gallons Per Minute: 1000 gpm	Pump Depth Well Depth: 297 ft
	Well Location: 11-14N-1W		Static Level: 87 ft	
			Pumping Level: 95 ft	

PARCEL 2

FSA & WELL INFORMATION

Crop Election – ARC County
 Cropland – 155.27

CROP	BASE ACRES	PLC YIELD
CORN	89.6	156
SOYBEANS	65.67	53

Pivot: 2005 7 Tower GII Zimmatic, R3000 rotators and drops; 700 gallons

Registration #: G-022929	County Name: Polk	Completion Date: 10/21/1963	Acres Irr: 160	Column Diameter: 7 in
Well ID: 29329	NRD Name: Upper Big Blue	Filing Date: 5/28/1964	Gallons Per Minute: 1000 gpm	Pump Depth Well Depth: 260 ft
	Well Location: 13-14N-1W		Static Level: 150 ft	
			Pumping Level: 165 ft	

PARCEL 3

FSA & WELL INFORMATION

Crop Election – ARC County
 Cropland – 156.36

CROP	BASE ACRES	PLC YIELD
CORN	63.9	156
SOYBEANS	49	53

Pivot: 2000 7 Tower GII Zimmatic, R3000 rotators and drops; 800 Gallons; Well Info

Registration #: G-022929	County Name: Polk	Completion Date: 11/12/1975	Acres Irr: 156	Column Diameter: 9 in
Well ID: 29329	NRD Name: Upper Big Blue	Filing Date: 12/1/1976	Gallons Per Minute: 1200 gpm	Pump Depth Well Depth: 280 ft
	Well Location: 14-14N-1W		Static Level: 120 ft	
			Pumping Level: 140 ft	

ADDITIONAL INFORMATION

- Highly productive – All farms relatively level topography
- Parcel 3 – SW ¼ 14-14-1 – Has been in seed corn production
- 2019 Full Possession