

Larry, Michelle, and Lance Rice Farm – Sioux County, Nebraska  
LAND SUBJECT TO SALE PRIOR TO AUCTION

Legal Description – SW1/4 and NW1/4, 25-24-57 and S1/2SW, 24-24-57

Total acres – 391

310 (+/-) farmable acres -

135 (+/-) acres under center pivot

175 (+/-) acres gravity irrigation

Water rights – Surface

354 acres under Pathfinder Irrigation District

Water rights – Ground water

Well registration # G-100930

Depth – 100 feet

Location – SWSW 25-24-57

Adjudicated acres – 206

Adjudicated Production – 1,000 gpm

Electric powered pump – 40 hp

45.9 +/-acre of water available for 2013 irrigation season; new allocation for 2014

Well registration # – G-140436

Location – SWNW 25-24-57

No production or adjudication information records available

Center Pivot System –

'07 Zimmatic – 10 tower

Center pivot pump – 30 hp electric

Improvements –

1 house – good condition

1 house in need of repairs – unoccupied

1 B&C Steel Building, partition wall, setup for shop in east and grain storage in west – 100' x 56' x 16', new roof installed in 2011

Real Estate Taxes – 2012 - \$7,804.72

Mineral Rights –

Mineral Rights included in sale, 50% of what is owned will be retained by sellers. If not held by production within 20 years, seller's retained interest will revert back to land. No mineral search has been completed, but Seller believes that they control minerals

No sugar beets have been grown on this farm for over 25 years

Title Insurance through City Abstract Title Co.

Directions to property –

1 mi. E. of Morrill Ne, then N. on CR 10 3 mi.

For additional information, call Doug @ 307-532-1559 or Shawn @ 307-532-1575