

NEW LISTING!

Certified ORGANIC FARM, WITH BEAVER CREEK FRONTAGE, HOME, AIRPLANE HANGER & OUTBUILDINGS



Location: 3239 315TH. Avenue, ST Edward, NE 68660

Acres: 154.38 more or less NW ¼ 27-19-5, Boone County, NE. + 1 ACRE IN FR NE 1/4 28-19-5, Boone Co. NE. Irrigated Acres: 67.70 , Grassland Acres: 62.68, River frontage, etc.: 17.0 Acres, Building Site: 3 acres, Roads: 4 acres.

LEGAL DESCRIPTION: The NW ¼ of Section 27, Township 19 N., Range 5 W. of the 6th. P.M., Boone County, NE. except the railroad right-of-way: A part of the NE ¼ of Section 28, Township 19 N., Range 5 West of the 6th. P.M., Boone County NE., described as follows: Commencing about 110 ft. West of the Beaver Bridge on the section line between Section 28 & Section 21, Township 19 North, Range 5 running thence South along the bank of the Beaver River to a point where said river runs in an Easterly direction About 400 feet along the bank bordering on the West side of a flat in the bend of said river to a forty acre lot originally belonging to Claudius Britell to a point where a gate opens to said 40 acre tract, said ROW to be 14' in width.

2008 Real Estate Taxes: \$ 3,776.64 -\$206.92 exemptions = \$3,569.72

House: **House Age:** 1920 **House sq. feet:** 1064, **Upper level of** 532sq. ft., **& Basement of** 1064 sq. feet. **Home appliances to stay:** Refrigerator,, woodstove, freezer, All light fixtures to stay except the kitchen, Interior window coverings to stay.

Outbuildings & Farm Equipment information: **Barn:** 30' x 30' x 10':. **Bins:** Behlen 16 x 16, Columbia 18 x 8, Behlen 12 x 16, Eaton no floor 14' x 8' , Behlen 16 x 12. **Straight wall metal hanger Building :** 48' x 56' x 12', **Working Cattle shed** 24' x 48' x 6. **Detached garage of** 576 sq. ft. **& 1 car detached garage.** Grain handling equipment & repairs in crib to stay. **Farm Irrigation Equipment:** Irrigation pipe & pipe trailers are included consisting of 130 lengths of 8" pipe on 4 trailers

Irrigation Information:

- a.) The well was drilled in 1952 and is 140 ft. deep. Reline 10 years ago. 10 HP Electric motor, 1000 gal/minute capacity, Water Table at 20 ft.
- b.) Stock Well (located adjacent to irrigation well.) ½ H.P submersible well, ½ mile of water lines through the grassland that are 8" to 5' below the surface.
- c.) Cattle are watered by moving a portable water tank trailer from cell to cell. Water Tank trailer is owned by the neighbor. Pasture is rented out for 2009.

ORGANIC FARM CERTIFICATION:

Dual certification

- a.) NOP- National Organic Program (USDA)
- b.) FVO- Farm Verified Organic
- c.) Primary Grain Markets- Marquette & Omaha, Nebraska

FARM SERVICE AGENCY DATA: Available upon request

SOIL TYPES: Hord & Hobbs & Leshara silt loam 0 to 1% slopes.

Comments: This is a rare opportunity to purchase a quality Beaver Valley farm close to town & other services.

LIST PRICE: \$536,000.00 Possession of the Crop land on 4-1-2009 & the House & Outbuildings on 6-1-2009, except hanger until owner moves.

INFORMATION SECURED FROM SOURCES DEEMED RELIABLE, BUT CANNOT BE GUARANTEED

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