



**FARMERS
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C O M P A N Y

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A-21764



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LAND FOR SALE

79.94± Acres, Hall County, Nebraska

OFFERED AT
\$1,040,000

Highlights:

- Hall County farm a mile from Pioneer Hi-Bred International near Doniphan, Nebraska
- Well located on site
- 66 certified irrigated acres



For additional information, please contact:

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Property Information

Property Description: This productive 79.94 acre farm, including 66 certified irrigated acres, in Hall County, Nebraska, presents an outstanding opportunity for investors and operators alike. Featuring quality soils and a well (registration # G-157643) rated for 800 gallons per minute located on site, this property is well-positioned to support consistent crop production. The farm has been well maintained, has a history of seed corn production, and offers easy access due to its proximity to US Highway 281 and good county roads, making it an attractive addition to any farming operation or agricultural investment portfolio. This farm is also located within 2 miles of the Pioneer Hi-Bred International plant. With Hall County's proven agricultural productivity and strong farming community, this property represents a rare opportunity to acquire quality irrigated property in a desirable location.

Directions to Property: Take US Highway 281 south from Doniphan for 3 miles and head east along W Rainforth Rd. Southeast corner of property starts at the corner of W Rainforth Rd and S Blaine St.

Improvements: Pivot and power unit owned by tenant.

Legal Description: East 1/2 Southeast 1/4 of Section 20, Township 9 North, Range 9 West of the 6th P.M., Hall County, Nebraska.

Price: \$1,040,000

Taxes: \$3,886.60

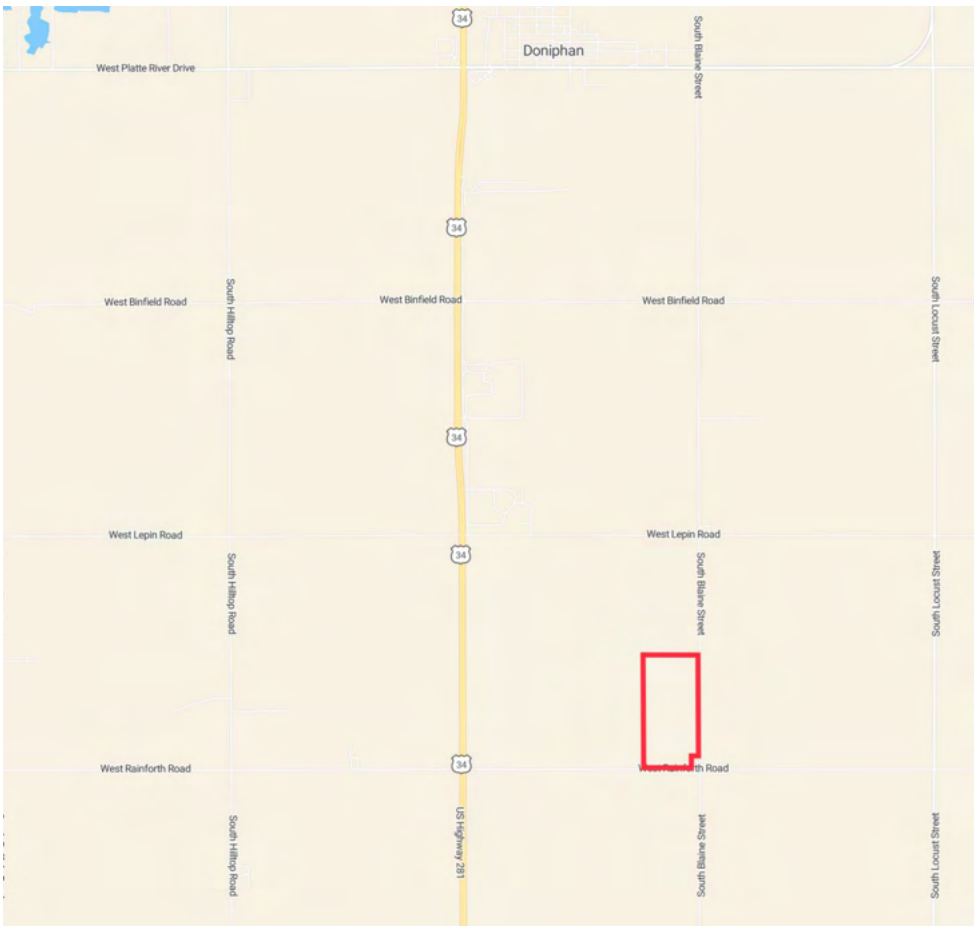
Farm Data:

Cropland	76.00 acres
Total	76.00 acres

FSA Information:

Crops	Base	Yield
Corn	48.86 acres	201 PLC Yield
Soybeans	25.83 acres	54 PLC Yield

Location Map

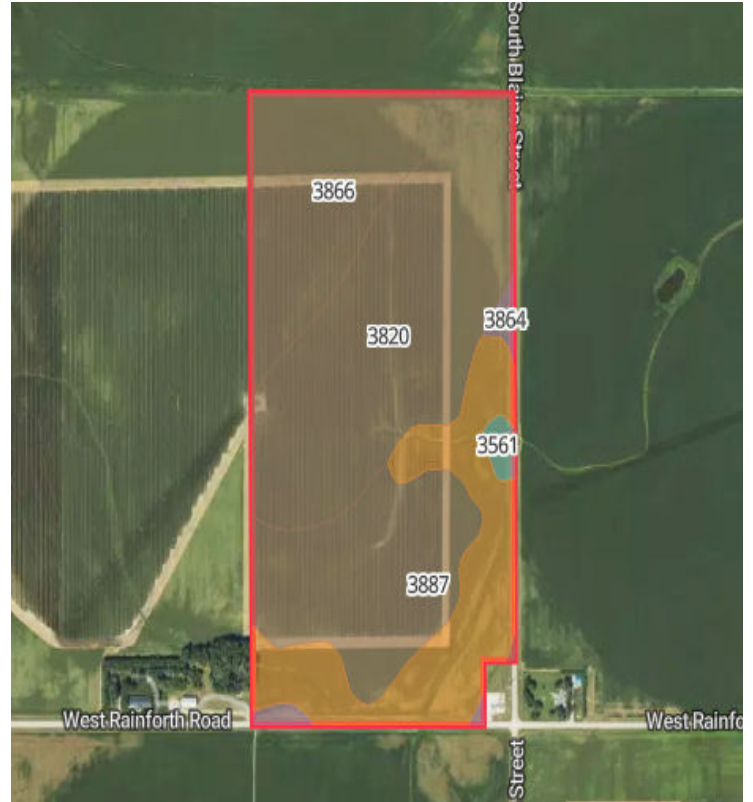


Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Aerial Map



Soil Map



	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	3866	Hastings silt loam, 1 to 3 percent slopes	42.7%	34.2	2e	2e	67.6
●	3820	Butler silt loam, 0 to 1 percent slopes	35.6%	28.5	2w	2w	70.5
●	3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	19.3%	15.5	3e	3e	69.1
●	3864	Hastings silt loam, 0 to 1 percent slopes	1.4%	1.2	1	1	68.9
●	3561	Hobbs silt loam, occasionally flooded	1.0%	0.8	2w	2w	81.3

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