

LAND FOR SALE

240+/- Acres • Morrill County, Nebraska

Offered at \$850,000

A-7496

Highlights:

- Pivot irrigated farm with great production potential
- Level topography
- Excellent location and access north of Bridgeport



Property Location: The property is located three miles north of Bridgeport, Nebraska.

Legal Description: NW $\frac{1}{4}$ and the W $\frac{1}{2}$ NE $\frac{1}{4}$ of Section 16, Township 20 North, Range 50 West of 6th P.M., Morrill County, Nebraska.



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For additional information, please contact:

Coy Fisher, Farm Manager/Agent
Sidney, Nebraska

Business: (307) 630-1318

CFisher@FarmersNational.com

www.FarmersNational.com/CoyFisher



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Property Information

Property Description: Productive North Platte Valley pivot irrigated farm located north of Bridgeport, Nebraska, consisting of 175+ acres of cropland with the balance in grass and building site. This is a great opportunity for irrigated land investment or to expand a current Valley operation.

Farm Data:

Cropland 174.3 acres
 Pasture 60.7 acres
 Buildings 5.0 acres
 Total 240 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	56.4 acres	130 bushels

Improvements: Include a 60' x 40' Morton steel building, a metal open front shed, and an older farm house.

Irrigation: 2005 Zimmatic 7-tower pivot system, 25 hp electric pump motor. 198 shares from Northport Irrigation District.

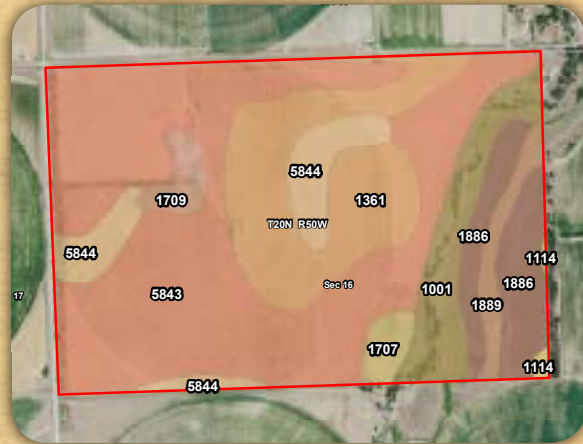
2018 Taxes: \$6,977 or \$29.07 per acre. Northport Irrigation District annual ditch assessments: \$5,703 or \$28.80 per acre.

Price: \$850,000



Aerial Photo

Soil Map



Map Symbol	Name	NON IRR LCC	IRR LCC	SRPG	ACRES
5843	Mitchell very fine sandy loam, 0 to 1 percent slopes	IIIc	Ile	49	118.8
1361	Bridget very fine sandy loam, 0 to 1 percent slopes	IIc	Ile	54	44.4
1886	Valent fine sand, 3 to 9 percent slopes	VIe	IVe	17	20.7
1001	Bankard fine sand, channeled, frequently flooded	VIw	---	17	19.5
5844	Mitchell very fine sandy loam, 1 to 3 percent slopes	IIIe	Ile	48	17.4
1889	Valent fine sand, rolling	VIe	---	12	6.4
1709	Otero very fine sandy loam, 0 to 3 percent slopes	IIIe	Ile	43	5.1
1707	Otero loamy very fine sand, 9 to 20 percent slopes	VIe	---	32	4.1
1114	Bankard loamy fine sand, occasionally flooded	IVw	IVw	23	0.8
Total				42.9	237.3

Information provided was obtained from sources deemed reliable, however, 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 are the designated agents for the seller.