

LAND FOR SALE

136.28+/- Acres • Phelps County, Nebraska
Offered at \$1,050,000

Highlights:

- Productive, pivot irrigated farmland
- Located close to four major grain markets
- Very appealing to farmers and investors alike!

L-2000642

Property Location: The property is located four miles south and two miles east of the Holdrege Under Pass on 728 and Q Road.

Legal Description: SW $\frac{1}{4}$ of Section 24-5N-18W, Phelps County, Nebraska.



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For additional information, please contact:

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Property Information

Property Description: Irrigated quarter located south of Holdrege in Phelps County. It is in close proximity to four major elevators and cattle feeding facilities.

Farm Data:

Cropland 132.51 acres

FSA Information:

3741	<u>Base</u>	<u>Yield</u>
Corn	31.55 acres	174 bushels
Soybeans	32.05 acres	61 bushels

5610	<u>Base</u>	<u>Yield</u>
Corn	34.31 acres	161 bushels
Soybeans	33.13 acres	64 bushels

Irrigation Equipment: 1994 Valley 6000 six tower pivot, and 454 Chevy power unit

Well Information: G-081419, 300 depth, 154 static, 178 pumping

2020 Taxes: \$8,772.08

Price: \$1,050,000



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	105.8	77.49	2e
2668	Holdrege silt loam, 1 to 3 percent slopes	30.7	22.51	2e
TOTALS		136.5	100%	2.0



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. **Listing agent discloses an ownership interest in the subject property**

