

LAND FOR SALE

640+/- Acres • Rock County, Nebraska

Offered at \$2,850,000

Highlights:

- Good farm close to ethanol plants and feedlots
- Exceptional water area
- Highly accessible farm



L-2100701



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For additional information, please contact:

Dave Hickey, Agent

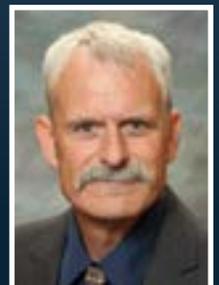
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Property Information

Property Location: From Stuart, Nebraska, travel three miles west on U.S. Highway 20, three miles north on 464th Avenue, then two miles west on 884th Road.

From Newport, Nebraska, one-half mile north on Highway 137, then two miles northeast, two miles north on 460th Avenue, and one mile east on 884th Road to the northwest corner of the property.

Property Description: Investors, farmers! Take a look at this full section of quality irrigated farmland located on the Rock/Holt County line in north central Nebraska. Located in an area of plentiful water with no pumping restrictions. The farm offers three later model Valley pivots, one Zimmatic pivot, plus a 3-tower pivot in the center of the section! Overall good farm with lots of irrigation water and good grain markets. Lots of depreciation for the investor! Call agent for details, or a showing.

Upper Elkhorn NRD: 548+/- certified irrigated acres

Irrigation Equipment:

NW1/4, 25-31-17: 7-tower Valley pivot with drop nozzles; Isuzu diesel power unit; Amarillo gearhead; Western Land Roller pump; Lima generator; (2) 500 gallon fuel tanks

NE1/4, 25-31-17: 7-tower Zimmatic pivot with drop nozzles; Isuzu diesel power unit; 80hp Amarillo gearhead; Western Land Roller pump; Generator; (2) 500 gallon fuel tanks

SW1/4, 25-31-17: 7-tower Valley pivot with drop nozzles; Isuzu diesel power unit; Amarillo gearhead; Western Land Roller pump; Lima generator; (2) 500 gallon fuel tanks

SE1/4, 25-31-17: 7-tower Valley pivot with drop nozzles; Isuzu diesel power unit; Amarillo gearhead; Western Land Roller pump; Generator; (2) 500 gallon fuel tanks

Middle Pivot: 3-tower Olson / Zimmatic pivot; Case IH Diesel power unit; Amarillo gearhead; Western Land Roller pump; 10 KW Lima generator; 500 gallon fuel tank; 300 gallon fuel tank

Well Information:

NW1/4: #G-050009 – 900 GPM; 82' Well Depth; 14' Static Level; 28' Pump Level; 8" Column Diameter; Drilled in 1976

NE1/4: #G-050008 – 900 GPM; 82' Well Depth; 22' Static Level; 32' Pump Level; 8" Column Diameter; Drilled in 1976

NE1/4: #G-035926 – 700 GPM; 79' Well Depth; 25' Static Level; 38' Pump Level; 6" Column Diameter; Drilled in 1969

SW1/4: #G-050007 – 900 GPM; 82' Well Depth; 20' Static Level; 30' Pump Level; 8" Column Diameter; Drilled in 1976

SE1/4: #G-050006 – 900 GPM; 104' Well Depth; 10' Static Level; 19' Pump Level; 8" Column Diameter; Drilled in 1976

Middle: #G-050010 – 600 GPM; 82' Well Depth; 16' Static Level; 24' Pump Level; 6" Column Diameter; Drilled in 1976

Farm Data:

Cropland	555.6 acres
Hayland	68.5 acres
Non-crop	<u>15.9 acres</u>
Total	640.0 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	532.5 acres	119 PLC yield
Soybeans	14.8 acres	35 PLC yield

2021 Taxes: \$19,511.44

Price: \$2,850,000



Aerial Map



Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4792	Valentine fine sand, 3 to 9 percent slopes, moist	298.7 9	47.42	0	31	6e
4723	Pivot-Valentine complex, 0 to 9 percent slopes	109.4 6	17.37	0	27	4e
4782	Valentine fine sand, 0 to 3 percent slopes, moist	102.7 5	16.31	0	31	6e
6640	Boelus loamy sand, 0 to 3 percent slopes	90.82	14.41	0	43	3e
4548	Els-lpage-Tryon loamy sands, 0 to 6 percent slopes	28.05	4.45	0	23	4w
6636	Boelus loamy fine sand, 0 to 2 percent slopes	0.18	0.03	0	57	3e
TOTALS		630.0 5(*)	100%	-	31.69	5.13



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