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L-2400036

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LAND FOR SALE

160.0± Acres, Valley County, Nebraska

OFFERED AT
\$1,360,000

Highlights:

- 2014 Zimmatic pivot with electric power unit
- Mostly Class I soils
- Located on blacktop Comstock Road

For additional information, please contact:

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Property Information

Directions to Property:

From Ord, go south on Highway 70 3.5 miles to Comstock Road, go west 3.6 miles to the southwest corner of the property.

Legal Description:

Section 33-19-15, SW1/4, Michigan Twp., Valley County, Nebraska.

Property Description:

Excellent pivot irrigated farm with access to feed lots.

Farm Data:

Cropland 162.72 acres

FSA Information:

| | <u>Base</u> | <u>Yield</u> |
|----------|--------------|--------------|
| Corn | 118.99 acres | 114 bushels |
| Soybeans | 20.94 acres | 46 bushels |
| Wheat | .51 acres | 34 bushels |

Improvements:

Irrigation well G-034786, 9 inch column; 480 ft. depth; 900 gpm with 93 ft. static level, 118 ft. pumping level; well completely went through.

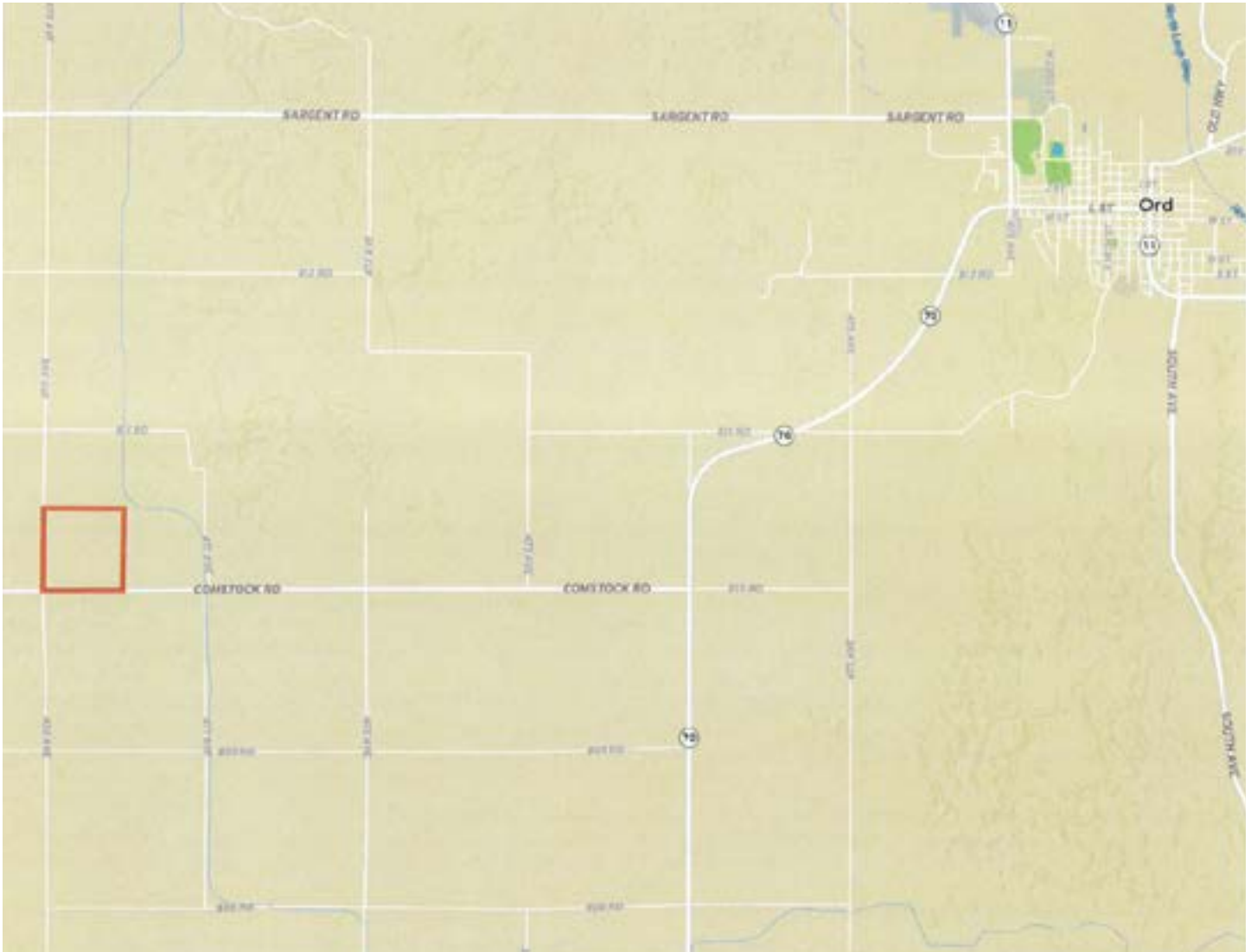
2022 Taxes:

\$7,075.08

Price:

\$1,360,000

Property Location Map



Aerial Map



Soils Map



Soils Description

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-----------|-------|-----|-------|------|
| 2668 | Holdrege silt loam, 1 to 3 percent slopes | 110.38 | 86.43 | 0 | 76 | 2e |
| 2671 | Holdrege silt loam, 3 to 7 percent slopes, eroded | 39.58 | 23.82 | 0 | 68 | 2e |
| 2845 | Uly-Coly silt loams, 11 to 17 percent slopes, eroded | 6.19 | 3.73 | 0 | 58 | 6e |
| 2831 | Uly-Coly silt loams, 17 to 30 percent slopes, eroded | 4.87 | 2.93 | 0 | 49 | 6e |
| 8815 | Cozad silt loam, 1 to 3 percent slopes | 4.12 | 2.48 | 0 | 56 | 2e |
| 8815 | Cozad silt loam, 0 to 1 percent slopes | 1.01 | 0.61 | 0 | 70 | 2c |
| TOTALS | | 166.15(*) | 100% | - | 72.1 | 2.27 |



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.

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