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L-2400333



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LAND FOR SALE

170.06± Acres, Holt County, Nebraska

OFFERED AT
\$918,000

Highlights:

- 139.5 certified irrigated acres
- Strong irrigation water
- Good equipment



For additional information, please contact:

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Property Information

Directions to Property: From Ewing, Nebraska, 4 miles southwest on Wellington Road, then 3 miles west on 856th Road and 1 1/2 miles south on 502nd Avenue.

Legal Description: Southwest Quarter (SW^{1/4}) & the South 166 feet of the Northwest Quarter (NW^{1/4}) of Section 23, Township 26 North, Range 10 West of the 6th P.M., Holt County, Nebraska.

Property Description: Nice eastern Holt County irrigated farm with good irrigation equipment and a high producing well. This farm has 139.5 certified irrigated acres planted to corn for 2024. Flat to gently rolling topography. Great farm for the producer looking to expand, or the investor wishing to add acres! Call agent for details.

Upper Elkhorn NRD: 139.5 certified irrigated acres

Irrigation Equipment: Reinke 8 tower irrigation system with John Deere power unit and Amarillo gearhead

Well Information: #G-040074 – 1,000 GPM; 146’ Well Depth; 12’ Static Level; 23’ Pump Level; 8” Column Diameter; Drilled in 1973

FSA Information:

	Base	PLC Yield
Corn	128.7 acres	176 bushels

Taxes: \$3,563.32



Aerial Map



Soils Map

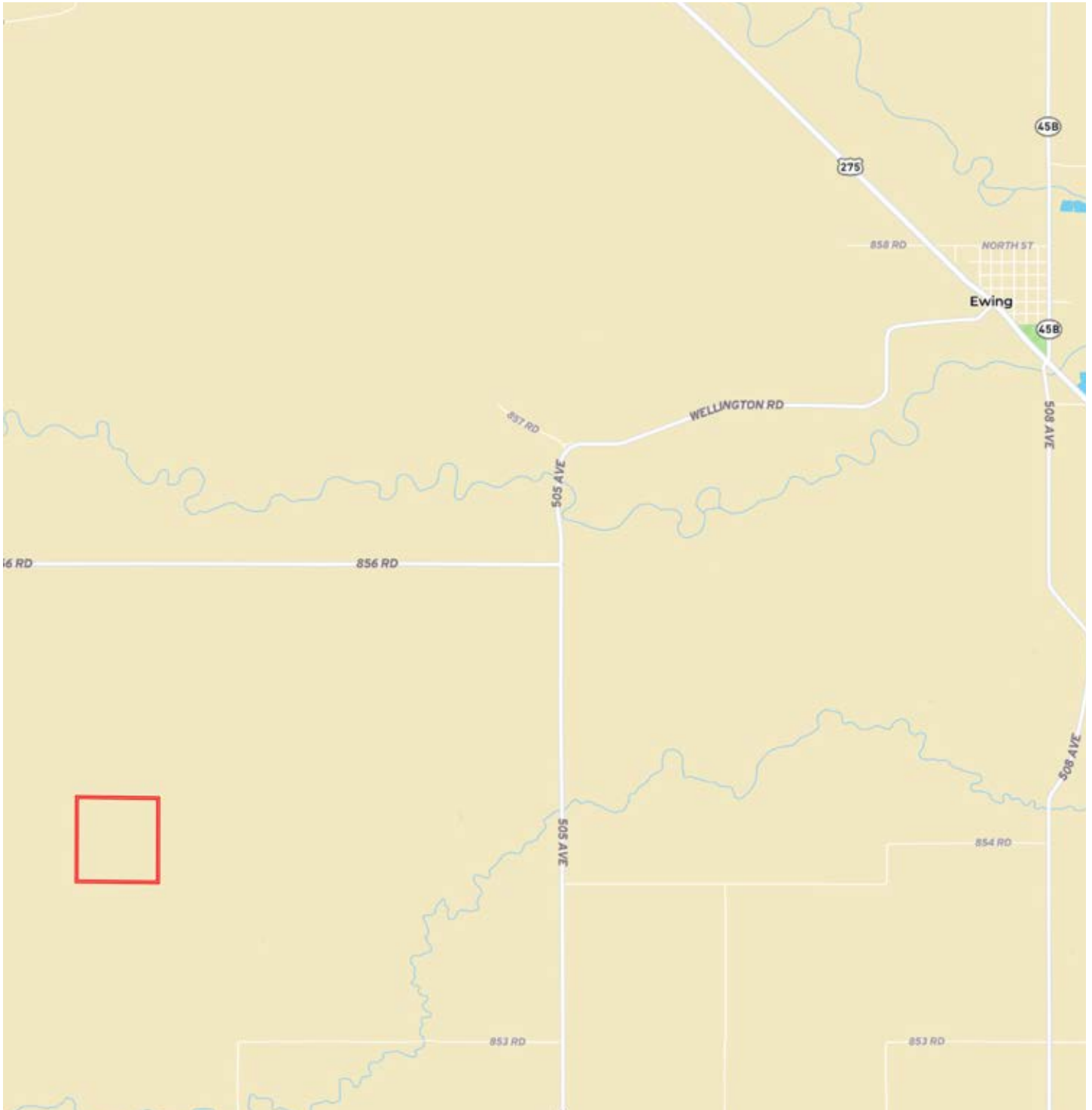


SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4858	Valentine-Els complex, moist, 0 to 9 percent slopes	110.58	65.15	0	29	6e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	41.73	24.59	0	25	6e
4533	Els loamy sand, 0 to 3 percent slopes	16.98	10.0	0	30	4w
4542	Els-Ipage complex, 0 to 3 percent slopes	0.44	0.26	0	26	6w
TOTALS		169.73(*)	100%	-	28.11	5.8



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.

Property Location



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