



**LAND FOR SALE
WEBSTER COUNTY, NEBRASKA
3 TRACTS**

TRACT #1 - 477.18+/- ACRES

TRACT #2 - 159.25+/- ACRES

TRACT #3 - 330.94+/- ACRES

Offered for sale is an excellent opportunity to purchase 967 acres of excellent center pivot irrigated, dryland, pasture and recreational property west of Bladen, Nebraska. The County Assessor has a total of 321.10 acres of pasture, 297.56 acres of dryland, 300.09 acres of irrigated, 17.43 acres of accretion and 31.19 acres of roads and waste. There is a total of 967.37 assessed acres.

All personal property go with the sale of the property and full mineral rights sell with the property.



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TRACT #1 - \$2,114,737

LEGAL: The West Half (W2) and the Northeast Quarter (NE4) of Section Ten (10), Township Four (4) North, Range Twelve (12) West of the 6th P.M. in Webster County, Nebraska.

SIZE: 477.18 Acres - 146.34 acres of pasture, 193.04 acres of dryland, 130 Acres of irrigated and 7.80 acres of roads and waste. Center pivot quarter and dryland half section can be split if needed.

LOCATION: Property is located in the Bladen, Nebraska, area. Tract is located from Bladen west on Road Y, 3.5 miles between Road 500 and Road 400.

SOILS: The irrigated and dryland cropland soils are primarily made up of Holdrege and Coly-Hobbs silt loam soils.

REAL ESTATE TAXES: \$11,418.94

FSA DATA:

Farmland - 475.81 Acres	Wheat Base - 72.9 Acres with a yield of 47
Cropland - 326.53 Acres	Corn Base - 70.0 Acres with a yield of 171
	Sorghum Base - 117.8 Acres with a yield of 78
	Total Base - 260.7 Acres

IRRIGATION INFORMATION:

T&L 7-Tower center pivot, Well G-008912 Completion Date-7/11/2003, GPM 250, Column 6.0 in., Pump depth 160 ft., Well depth 167 ft. Well G-123487 Completion Date-7/11/2003, GPM 250, Column 6.0 in., Pump depth 160 ft., Well depth 169 ft. Both wells are powered by diesel motors.

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POSSESSION: Possession at closing and contingent upon the current tenant's leasehold estate for 2022.



TRACT #2 - \$1,112,758

LEGAL: The Northeast Quarter (NE4) of Section Eight (8), Township Four (4) North, Range Eleven (11) West of the 6th P.M. in Webster County, Nebraska.

SIZE: 159.25 Acres - 20.90 dryland acres, 131.72 irrigated acres, 6.63 roads and waste acres

LOCATION: Tract is located from Bladen .5 mile north and .5 mile east on Road Z.

SOILS: The irrigated and dryland cropland soils are primarily made up of Holdrege and Coly-Hobbs silt loam soils.

REAL ESTATE TAXES: \$5,495.84

FSA DATA:

Farmland - 157.41 Acres	Wheat Base - 31.8 Acres with a yield of 47
Cropland - 154.07 Acres	Corn Base - 17.6 Acres with a yield of 171
	Sorghum Base - 35.8 Acres with a yield of 78
	Total Base - 85.2 Acres

IRRIGATION INFORMATION:

T&L 8-Tower center pivot, Well G-008912 Completion Date-3/13/2004, GPM 650, Column 6.0 in., Pump depth 160 ft., Well depth 170 ft.

All personal property go with the sale of the property and full mineral rights sell with the property.

POSSESSION: Possession at closing and contingent upon the current tenant's leasehold estate for 2022.



TRACT #3 - \$867,164

LEGAL: TPart of the Southwest Quarter (SW4), Township Four (4) North, Range Twelve (12) lying north of the RR and The West Half of the Northeast Quarter (W2NE4) and the Southeast Quarter (SE4) of Section Fifteen (15), Township Four (4) North, Range Twelve (12) all West of the 6th P.M. in Webster County, Nebraska.

SIZE: 330.94 Acres - 174.76 acres of pasture, 83.62 acres of dryland, 38.37 acres of irrigated, 17.43 acres of ac-creation and 16.76 acres of roads and waste.

LOCATION: Tract is located from Bladen west on Road Y 3.0 miles.

SOILS: The irrigated and dryland cropland soils are primarily made up of Holdrege and Coly-Hobbs silt loam soils. The pasture is gently rolling with three stockdams. It is good hardland grass with good fences and very few cedars.

REAL ESTATE TAXES: \$5,204.92

FSA DATA:

Farmland - 240.25 Acres	Wheat Base - 32.8 Acres with a yield of 45
Cropland - 122.51 Acres	Corn Base - 31.1 Acres with a yield of 127
	Sorghum Base - 52.9 Acres with a yield of 77
	Total Base - 116.8 Acres

RECREATIONAL USE: The Little Blue runs through the pasture. Good habitat for deer and turkey.

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POSSESSION: Possession at closing and contingent upon the current tenant's leasehold estate for 2022.

