

LAND FOR SALE
PHELPS COUNTY, NEBRASKA
186.03 +/- ACRES
\$2,000,000

Offered for sale is an excellent opportunity to purchase 186.03 assessed acres of excellent center pivot and gravity irrigated cropland north of Holdrege, Nebraska. The County Assessor has a total of 176.00 acres of irrigated, 4.56 acres dryland, 1.70 acres of grass and 3.77 acres of roads and waste. The irrigated and dryland cropland soils are primarily made up of Holdrege silt loam soils. The farm is nearly flat with 0 to 1 percent slope.

LEGAL: The Northwest Quarter (NW4) and part of the North half of the Southwest Quarter (Pt. N2SW4) of Section Five (5), Township Six (6) North, Range Eighteen (18) West of the 6th P.M. in Phelps County, Nebraska.

LOCATION: The subject property is located at the corner of 738 Road and M Road north of Holdrege, Nebraska.

FSA INFORMATION: Farmland 179.42 Acres; Cropland 176.46 Acres; Corn Base 176.46 Acres; PCP Yield 212; Total Base 176.46 Acres.

IRRIGATION AND WELL INFORMATION: The center pivot and power unit are owned by the tenant and do not transfer with the property; Well G-026446 Completion Date-4/25/1965, GPM 1150, Column 9.0 in., Pump depth 90 ft., Static water 35 ft., Well depth 150 ft.

MINERAL RIGHTS: Full mineral and water rights sell with the property.

LEASE TERMS: 2022 leasehold estate with the current tenant terminates on February 28, 2023. Full possession after closing along with Lessor's Leasehold Rights.

POSSESSION: Possession at closing with current leasehold estate for 2022.

2021 REAL ESTATE TAXES: \$11,868.20

SALE TERMS: An earnest deposit and closing date is negotiable with the sellers acceptance of a written Purchase Agreement.



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Please visit our website for more information
www.ufarmrealestate.com