



LAND FOR SALE
KEARNEY COUNTY, NEBRASKA
232.57+/- ACRES
\$2,469,000

Opportunity to purchase a combination pivot irrigated and gravity irrigated farm south of Axtell, NE. The farm consists of approximately 212 acres of irrigated cropland. There are approximately 130 acres under pivot with the balance in gravity or dryland corners. The pivot and irrigation equipment are owned by the tenant and do not go with the sale of the property.

LEGAL: The Southwest Quarter (SW4) and the South Half of the Northwest Quarter (S2NW4) of Section Twenty-Seven (27), Township Six (6) North, Range Sixteen (16) West of the 6th P.M. in Kearney County, Nebraska.

LOCATION: From the south edge of Axtell go via highway 2.0 miles south on 23 Road to H Road.

2022 REAL ESTATE TAXES: \$12,249.80

SOILS: Primarily Holdrege silt loam (Class I soil) and some Detroit and Butler silt loam.

FSA INFORMATION:

FSA Farmland Acres - 230.11 acres

Cropland Acres - 227.93 acres

Base Acres - 217.40 acres

Corn: 182.5 acres/PLC yield 184

Beans: 34.9 acres/PLC yield 57

WELL/IRRIGATION INFORMATION:

Well #G-130835 drilled 10/22/04, 800 gpm, 40' static level, 80' pumping level,

120' pump depth, 210' well depth

Surface Water Information: 213 acres

Located in the Tri-Basin NRD with 212.9 certified irrigated acres.

SCHOOL DISTRICT: Axtell

ZONING: Agricultural

POSSESSION: Possession at closing.



Mike Waller

Sales Associate - Land Manager
308-237-7662 (office) • 308-991-8797 (cell)

Mike.Waller@ufarm.com

4111 4th Avenue, Suite 22

Kearney, NE 68848

Please visit our website for more information

www.ufarmrealestate.com