

**LAND FOR SALE
TWO TRACTS
PIVOT IRRIGATED FARM
KEARNEY COUNTY, NEBRASKA**



Mike Waller
Sales Associate - Land Manager
4111 4th Avenue, Suite 22
Kearney, NE 68848
308-237-7662 or 308-991-8797
Mike.Waller@ufarm.com



Opportunity to purchase two of the best pivot irrigated farms in Kearney County southeast of Axtell and north of Keene, Nebraska. From the east edge of the Kaapa Ethanol plant go via highway 2.5 miles south on 26 Road to H Road. The two farms consist of approximately 320 acres of pivot irrigated and dryland cropland. The majority of the farm is made up of mostly level Holdrege silt loam soils. Each tract has one year old Reinke center pivots that go with the property.

TRACT #1 - \$2,016,000

LEGAL: The Northwest Quarter (NW4) of Section Thirty-One (31), Township Six (6) North, Range Fifteen (15) West of the 6th P.M. in Kearney County, Nebraska.

SIZE: 158.44+/- assessed acres

PIVOT/WELL INFORMATION:

Reinke center pivot and power unit

G-017626 Drilled 7/1989, 2000 gpm, 54' static level, 90' pumping level, 220' well depth

TRI-BASIN NRD CERTIFIED IRRIGATED ACRES: 154.48

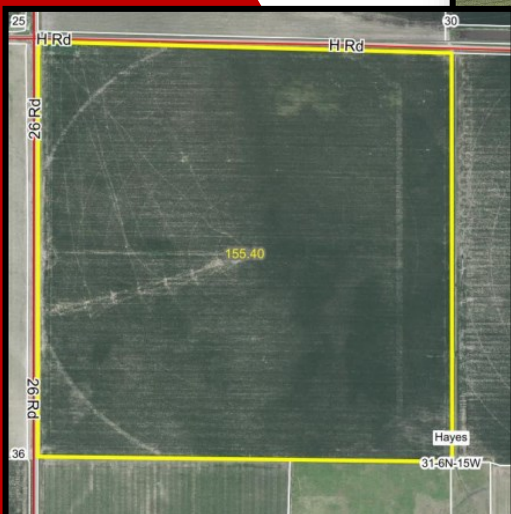
FSA INFORMATION (Both Tracts): 312.33 Cropland Acres

- Base Acres:** 312.1 acres corn with PLC yield of 169
- 3.1 acres sorghum with PLC yield of 75
- .1 acres soybeans with PLC yield of 59

SOILS: Mainly Holdrege silt loam, some Detroit and Butler silt loam. Class 1 soils

2022 REAL ESTATE TAXES: \$8,448.74

POSSESSION: Full possession at closing with Tenancy rights.



TRACT #2 - \$2,059,000

LEGAL: The Northeast Quarter (NE4) of Section Thirty-Six (36), Township Six (6) North, Range Fifteen (16) West of the 6th P.M. in Kearney County, Nebraska.

SIZE: 160.72+/- assessed acres

PIVOT/WELL INFORMATION:

Reinke center pivot and power unit

G-006323 Drilled 7/2006, 1600 gpm, 73' static level, 91' pumping level, 130' Pump depth, 220' well depth

G-043297 Drilled 12/1974, 1200 gpm, 58' static level, 78' pumping level, 221' well depth

TRI-BASIN NRD CERTIFIED IRRIGATED ACRES: 156.74

FSA INFORMATION (Both Tracts): 312.33 Cropland Acres

Base Acres: 312.1 acres corn with PLC yield of 169

3.1 acres sorghum with PLC yield of 75

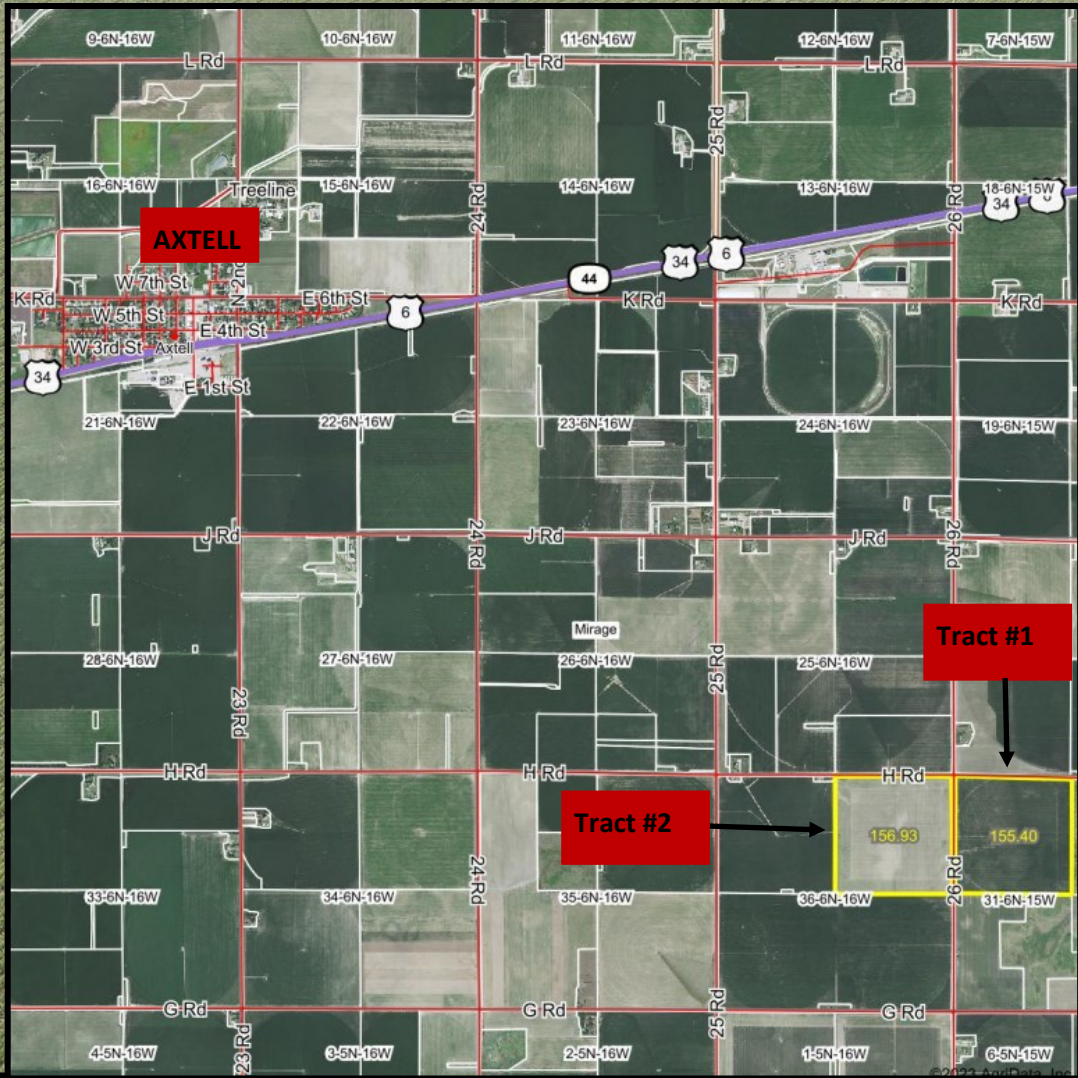
.1 acres soybeans with PLC yield of 59

SOILS: Mainly Holdrege silt loam, some Detroit and Butler silt loam. Class 1 soils

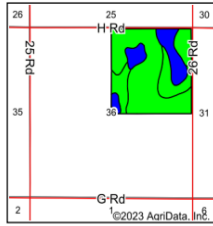
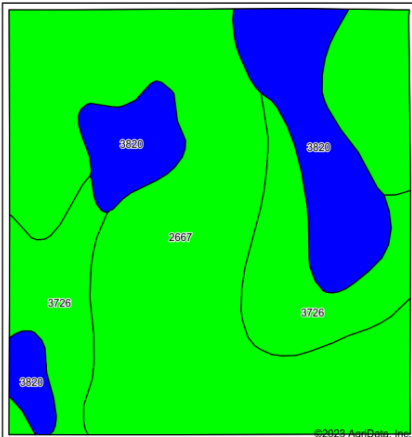
2022 REAL ESTATE TAXES: \$8,863.38

POSSESSION: Full possession at closing with Tenancy rights.





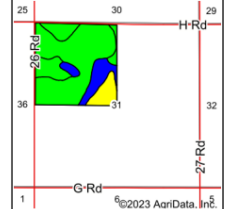
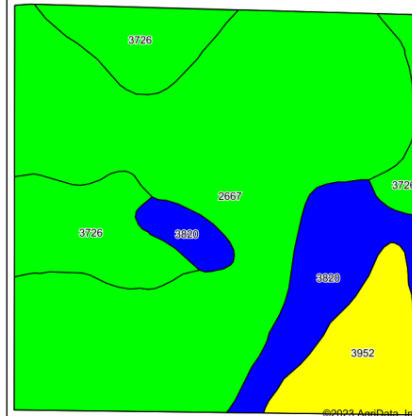
Soils Map



State: **Nebraska**
 County: **Kearney**
 Location: **36-6N-16W**
 Township: **Mirage**
 Acres: **156.93**
 Date: **9/29/2023**



Soils Map



State: **Nebraska**
 County: **Kearney**
 Location: **31-6N-15W**
 Township: **Hayes**
 Acres: **155.4**
 Date: **9/29/2023**



Area Symbol: NE099, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Irr class Legend	Water Table	Soil Drainage	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	% NCCPI Overall	% NCCPI Com	% NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	95.83	61.1%	Well drained	> 6.5ft	Well drained	IIIc	Iw	3661	74	80	60	80
3726	Detroit silt loam, 0 to 1 percent slopes	30.90	19.7%	Moderately well drained	> 6.5ft	Moderately well drained	IIIc	Iw	3600	69	66	59	66
3820	Butler silt loam, 0 to 1 percent slopes	30.20	19.2%	Somewhat poorly drained	0.5ft	Somewhat poorly drained	IIw	IIw	3974	66	60	56	60
Weighted Average							2.00	1.19	3709.2	71.5	73.4	59	73.4

Area Symbol: NE099, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Irr class Legend	Water Table	Soil Drainage	Non-Irr Class	Irr Class	Range Production (lbs/acre/yr)	SRPG	% NCCPI Overall	% NCCPI Com	% NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	94.29	60.7%	Well drained	> 6.5ft	Well drained	IIIc	Iw	3661	74	80	60	80
3726	Detroit silt loam, 0 to 1 percent slopes	27.45	17.7%	Moderately well drained	> 6.5ft	Moderately well drained	IIIc	Iw	3600	69	66	59	66
3820	Butler silt loam, 0 to 1 percent slopes	19.37	12.5%	Somewhat poorly drained	0.5ft	Somewhat poorly drained	IIw	IIw	3974	66	60	56	60
3952	Fillmore silt loam, frequently ponded	14.29	9.2%	Somewhat poorly drained	0ft	Somewhat poorly drained	IIw	IVw	3370	44	43	43	40
Weighted Average							2.09	1.40	3662.5	65.3	71.7	57.8	71.4



UFARMREALESTATE.COM