

LAND FOR SALE
PHELPS COUNTY, NEBRASKA
153.68+/- ACRES
\$1,850,000

**REDUCED
PRICE**

Opportunity to purchase an outstanding pivot irrigated farm in Phelps County south of Holdrege on the old highway. The farm consists of approximately 120.81 acres of pivot irrigated and 29.29 acres dryland cropland. There is a total of 153.68 assessor acres. The majority of the farm is made up of level Holdrege silt loam soils.

LEGAL: The Southwest Quarter (SW4) of Section Twenty-Seven (27), Township Five (5) North, Range Eighteen (18) West of the 6th P.M. in Phelps County, Nebraska.

ASSESSED ACRES: 153.68+/-

LOCATION: From the east edge of Holdrege go via the old highway or O Road 4.5 miles south.

2022 REAL ESTATE TAXES: \$7,500.04

SOILS: All Holdrege silt loam (Class I soil)

FSA INFORMATION:

FSA Farmland Acres - 157.13 acres

Cropland Acres - 149.70 acres

Base Acres - 117.90 acres

Corn: 59.88 acres/PLC yield 170

Beans: 58.02 acres/PLC yield 52

WELL/IRRIGATION INFORMATION:

Irrigation equipment is owned by tenant.

Well #1: G-044992 drilled 6/1975, 900 gpm, 220' static level, 240' pumping level, 252' well depth

Well #2: G-011811 drilled 1/2013, 800 gpm, 230' static level, 280' pumping level, 300' pump depth, 420' well depth

Located in the Tri-Basin NRD with 120.81 certified acres

SCHOOL DISTRICT: Holdrege

ZONING: Agricultural

POSSESSION: Possession at closing.



Mike Waller

Sales Associate - Land Manager

308-237-7662 (office) • 308-991-8797 (cell)

Mike.Waller@ufarm.com

Please visit our website for more information

www.ufarmrealestate.com