

LAND FOR SALE
GOSPER COUNTY, NEBRASKA
100.00 +/- ACRES
\$966,000

Opportunity to purchase a very nice gravity irrigated farm in Gosper County southwest of Bertrand, Nebraska. The farm consists of approximately 100 acres of gravity irrigated and dryland cropland.

LEGAL: The West Half of the Southeast Quarter (W2SE4) and the South Half of the Southeast Quarter of the Southeast Quarter (S2SE4SE4) of Section Fifteen (15), Township Six (6) North, Range Twenty-one (21) West of the 6th P.M. in Gosper, County, Nebraska.

ASSESSED ACRES: 100.00+/-

LOCATION: From the east edge of Bertrand go 3.5 miles south on the 438 Road to 735 Road then 2 miles west.

2023 REAL ESTATE TAXES: \$5,100.84

SOILS: The majority of the farm is made up of mostly level Holdrege or Hall silt loam soils.

FSA INFORMATION:

- FSA Farmland Acres - 93.16 acres
- Cropland Acres - 93.16 acres
- Base Acres - 81.04 acres
 - Corn: 53.02 acres/PLC yield 183
 - Wheat: 1.91 acres/PLC yield 40
 - Beans: 26.11 acres/PLC yield 56

WELL INFORMATION:

G-061852 drilled 4/1979, 1370 gpm, 179' static level, 193' pumping level, 300' well depth, 9" pump column
Irrigation Equipment: None
Located in the Tri-Basin NRD with 80.36 certified irrigated acres

SCHOOL DISTRICT: Bertrand

POSSESSION: Possession at closing with tenancy rights.



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www.ufarmrealestate.com

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