

LAND FOR SALE



Eelm Creek Township Farm 158.24 ± ACRES | WEBSTER COUNTY, NEBRASKA

A great combination of hard grass with decent fence, along with productive, non-irrigated cropland. Electricity, stock well, and underground pipe with hydrants provide nice water sources for livestock.



Adam D. Pavelka, JD

LISTING AGENT:
ADAM D. PAVELKA, J.D.
C: 402.984.7744
E: Adam@AgriAffiliates.com

View Full Brochure
& Listing



Offered exclusively by:



AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

Hastings, NE • **AgriAffiliates.com** • 402.519.2777

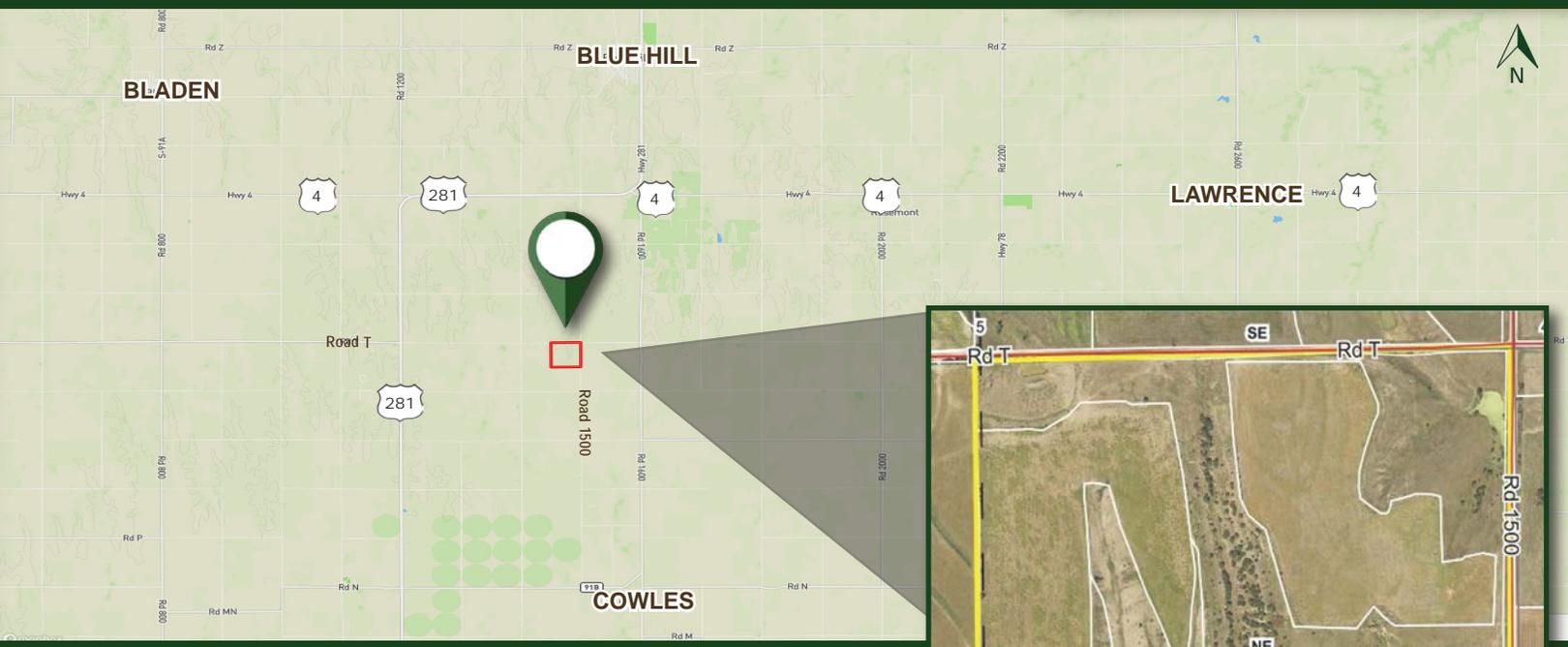
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



PROPERTY INFORMATION

LEGAL DESCRIPTION:	The Northeast Quarter (NE¼) of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.	
LOCATION:	<u>From Blue Hill, Nebraska:</u> 3 miles south on Highway 281, then 1 mile west on Highway 281 & Highway 4, then 3 miles south on Road 1500 to the northeastern corner of the property.	
ACRES & TAXES:	Tax-assessed Acres <u>158.24 ± acres</u> 2024 Real Estate Taxes <u>\$2,645.92</u>	
LEASES:	Full possession at closing!	
SOILS:	Primary soils on the property consist of Holdrege silt loam and Geary and Hobbs soils, with slopes ranging from 0-11%.	
NRD:	Lower Republican Natural Resources District.	
WELL INFORMATION:	Well Registration: <u>G-127631 (stock well)</u> <ul style="list-style-type: none"> ◆ Completion Date - <u>03/31/2004</u> ◆ Well Depth - <u>133 feet</u> ◆ Static Water Level - <u>105 feet</u> ◆ Pumping Level - <u>107 feet</u> ◆ Column - <u>1.25 inches</u> ◆ Gallons/Minute - <u>12 gpm</u> 	
FSA INFORMATION:	Total Farmland: <u>153.86 acres</u> Government Base Acres: <u>Wheat - 45.70</u> <u>Grain Sorghum - 13.30</u>	Total Cropland: <u>76.78 acres</u> PLC Yields: <u>Wheat - 55 bu</u> <u>Grain Sorghum - 67 bu</u>
COMMENTS:	Don't miss this chance to purchase nice, fenced pasture with great stock water and great soil types under non-irrigated cropland!	
PRICE:	\$631,500.00	







*Great combination of hard grass and
productive non-irrigated cropland!*



AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

Hastings, NE • **AgriAffiliates.com** • 402.519.2777