

LAND FOR SALE



Gruber Farm

GOSPER COUNTY | NEBRASKA

- LOCATION:** Northwest of the community of Elwood, Nebraska, with access provided by State Highway 23.
- LEGAL DESCRIPTION:** A tract of land located in the S1/2 and a part of NW1/4 Section 1 and NE1/4 and E1/2 NW1/4 Section 12, all in T7N-R23W of the 6th P.M., Gosper County, Nebraska
- PROPERTY DESCRIPTION:** A total of 353.32 surveyed acres. The farm consists of gravity irrigated cropland with dry crop and range. The farm also contains a communication tower lease which is located on a 10,000 sq. ft. tract whereby this communication tower currently generates income to the owner via a long-term land lease agreement.
- REAL ESTATE TAXES:** 2024 Estimated Real Estate Taxes \$4,182

LIST PRICE: Farmland \$1,024,500; Communications Tower Lease \$229,000



LISTING AGENT:

Bart Woodward, Broker

O: 308.234.4969 C: 308.233.4605

E: Bart@AgriAffiliates.com

Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople

View Full Brochure
& Listing

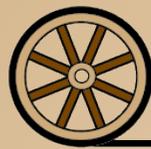


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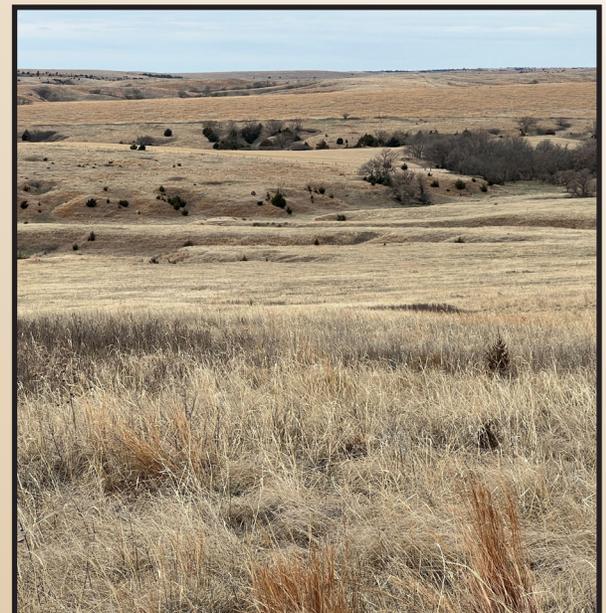
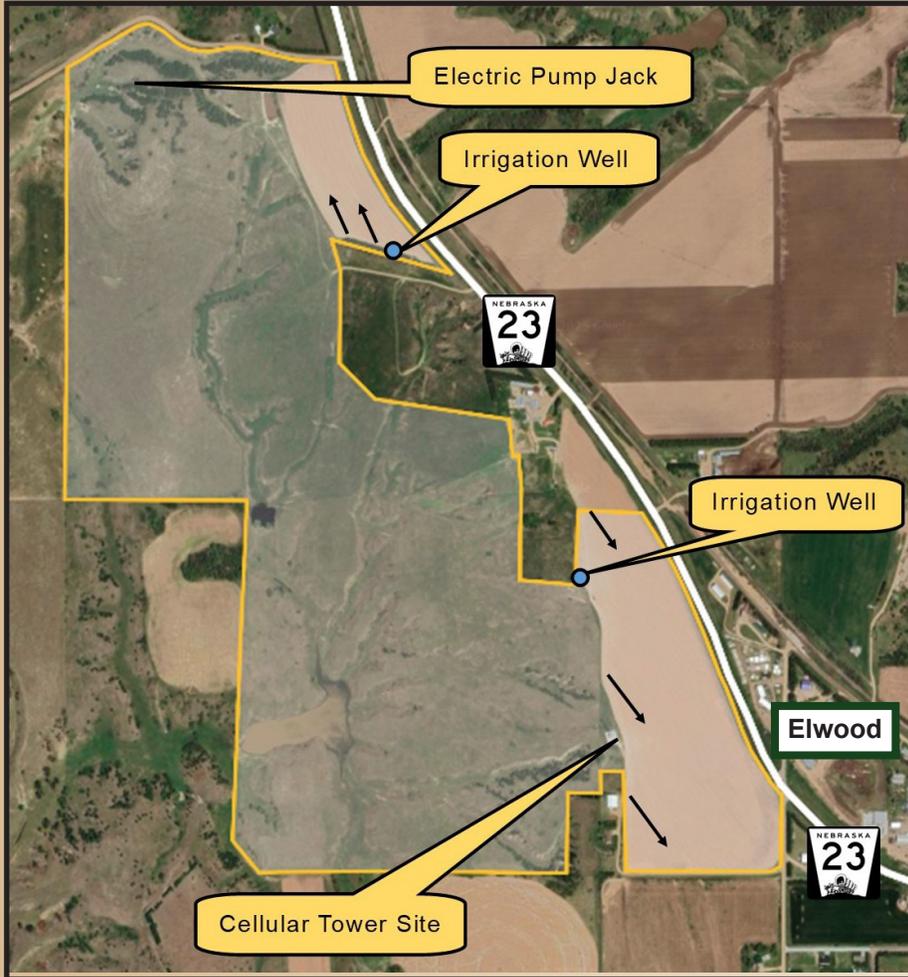
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Providing Farm & Ranch Real Estate Services

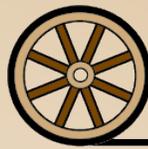
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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are 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.



Gruber Farm





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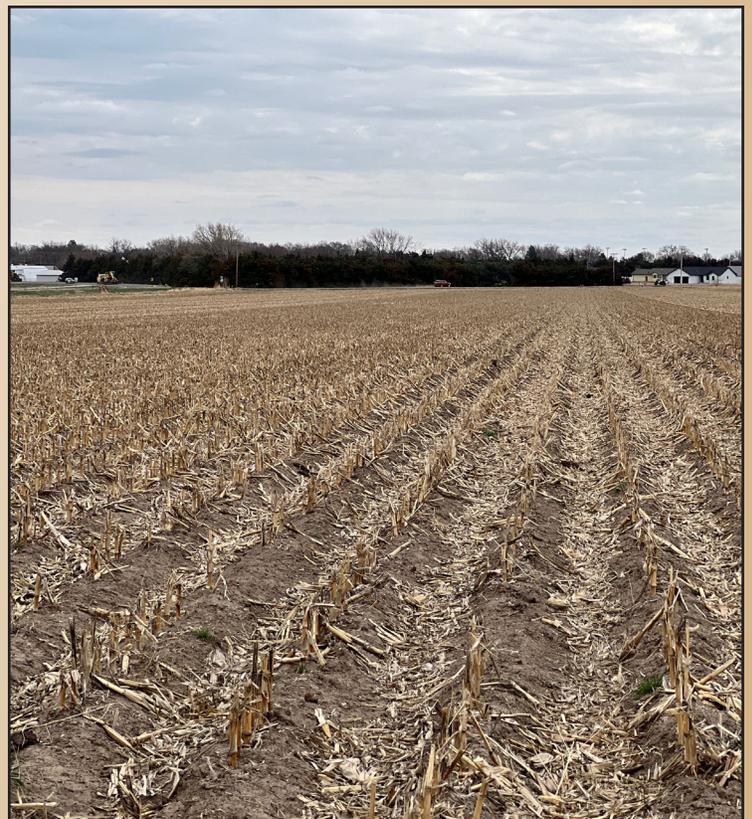
FARM SERVICE AGENCY INFORMATION:

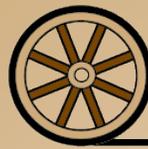
Total Cropland: Approximately 116.80 acres*
 Base Acres:
 Wheat 2.95 acres w/ PLC Yield of 40 bushels per acre
 Corn 82.07 acres w/ PLC Yield of 181 bushels per acre
 Grain Sorghum 0.36 acres w/ PLC Yield of 77 bushels per acre
 Soybeans 5.54 acres w/ PLC Yield of 52 bushels per acre
 All cropland is considered non-highly erodible by the NRCS.
 (* Final cropland acres to be determined by the Farm Service Agency)

IRRIGATION INFORMATION:

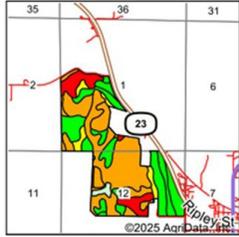
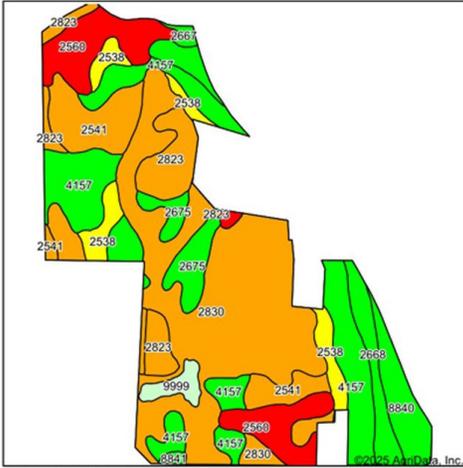
The farm is located in the Tri-Basin Natural Resources District and contains a total of 59.00 certified irrigated acres.

North Well		South Well	
Well Registration	G-053066	Well Registration	G-176103
Completion Date	09/15/1976 @ 1,200gpm	Completion Date	04/07/2015 @ 850gpm
Well Depth	380'	Well Depth	360'
Static Water Level	265'	Static Water Level	210'
Pumping Level	285'	Pumping Level	228'
Column	9"	Column	6"
Equipment	50hp electric submersible with control panel.	Equipment	75hp electric submersible with control panel.





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State: **Nebraska**
 County: **Gosper**
 Location: **1-7N-23W**
 Township: **Elwood 7-23**
 Acres: **353.32**
 Date: **4/9/2025**



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Winter wheat Bu	*n NCCPI Com	*n NCCPI Soybeans
2830	Uly-Coly silt loams, 11 to 30 percent slopes	124.04	35.1%		Vle		32						44	62
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	60.99	17.3%		IIle	IIle	66						42	64
2500	Coly-Uly-Hobbs silt loams, 3 to 80 percent slopes	37.15	10.5%		Vle		46						23	31
2541	Coly silt loam, 11 to 17 percent slopes, eroded	29.37	8.3%		Vle		43						33	53
2823	Uly silt loam, 11 to 17 percent slopes, eroded	24.88	7.0%		Vle		57						43	60
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	18.44	5.2%		IIle	IIle	71						50	75
2668	Holdrege silt loam, 1 to 3 percent slopes	18.21	5.2%		IIe	IIe	71						59	78
2538	Coly silt loam, 6 to 11 percent slopes, eroded	17.38	4.9%		IVe	IVe	51	1	4	18	33	18	39	56
8840	Hall silt loam, 0 to 1 percent slopes	14.87	4.2%		IIc	Iw	71	3	7	48	157	42	48	73
9999	Water	5.22	1.5%											
2667	Holdrege silt loam, 0 to 1 percent slopes	1.68	0.5%		IIe	Iw	72						50	78
8841	Hall silt loam, 1 to 3 percent slopes	1.09	0.3%		IIe	IIe	70	3	6	45	151	40	47	72
Weighted Average							44.7	0.2	0.5	3	8.7	2.8	*n 40.9	*n 59.1

*n: The aggregation method is "Weighted Average using all components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 *: Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
 **: Irr Class weighted average cannot be calculated on the current soils data due to missing data.



SOILS INFORMATION:

Cropland soils consist primarily of Class I and III Holdrege, Hall, and Uly silt loams with slopes of 0-7%.
 Rangeland soils consist primarily of Uly and Coly silt loams with slopes of 6-30%, along with lesser amounts of Coly, Uly, and Hobbs silt loams with slopes of 3-60% and Holdrege and Uly silt loams with slopes of 3-7%.

COMMUNICATIONS TOWER:

Provides the property owner with a current rental of \$1,058 per month with escalation clauses through 2040.
 (Contact Agri Affiliates for a copy of the Land Lease Agreement)