

LAND FOR SALE



Comstock Road Pivot

VALLEY COUNTY | NEBRASKA

- LOCATION:** Two miles south and eight miles west of Ord, Nebraska.
Address: 81023 468th Avenue
- LEGAL DESCRIPTION:** SE1/4 Section 36, T19N-R16W of the 6th P.M., Valley County, Nebraska less canal
- PROPERTY DESCRIPTION:** 153.70 tax-assessed acres of pivot irrigated farm with abandoned building site
- 2024 REAL ESTATE TAXES:** \$5,966.46
- LEASE/POSSESSION:** Subject to a cash lease through February 28, 2026.

LIST PRICE: **\$1,050,000**



LISTING AGENT:

Mike Wilken

O: 308.234.4969 C: 402.297.6611

E: MWilken@AgriAffiliates.com

Bart Woodward, Broker; Bryan Danburg & Kent Richter, Salespeople

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& Listing



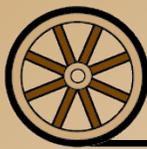
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FARM SERVICE AGENCY INFORMATION:

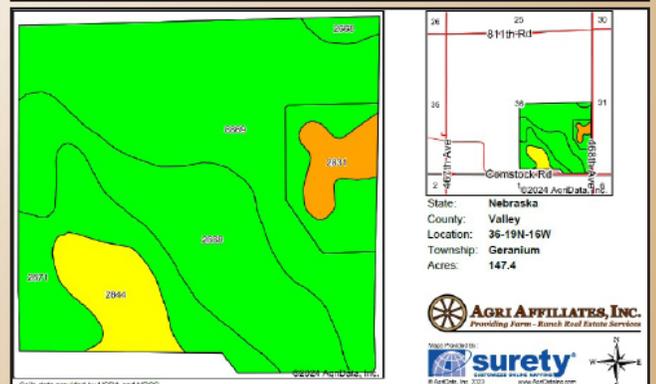
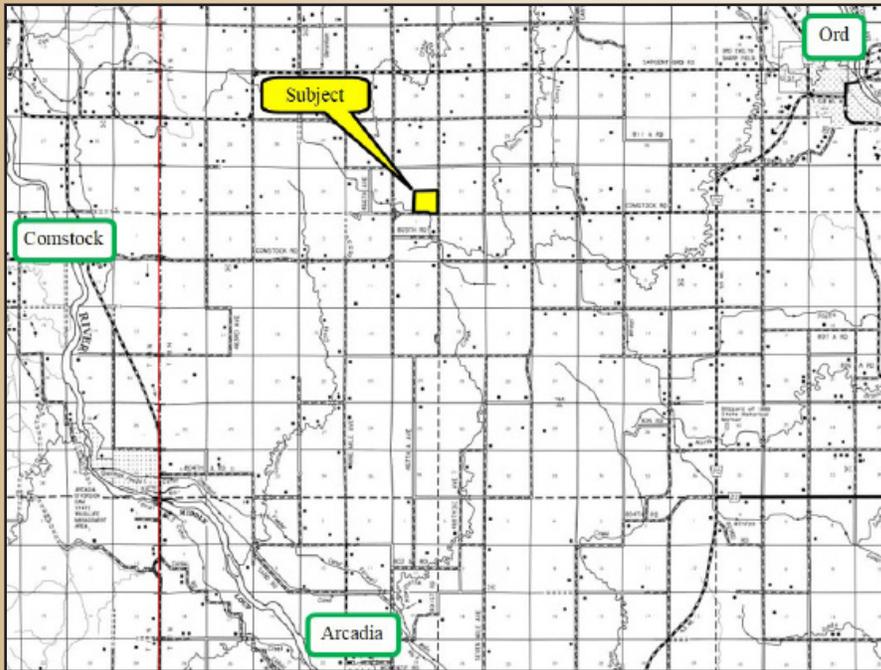
135.13 acres of cropland
123.80 base acres of corn w/ PLC yield of 154 bushels per acre
5.00 base acres of beans w/ PLC yield of 54 bushels per acre

IRRIGATION INFORMATION:

116.28 certified irrigated acres from the Lower Loup Natural Resources District
116.20 acres of surface water rights
Includes 7-tower 8000 series Valley pivot system that was reworked in 2023 and an irrigation motor from 2007 that was reworked in 2020.

SOILS INFORMATION:

47% Class I Hord, 41% Class II Holdrege, and 8% Class III Uly-Coly.



Don't miss this chance on a rare Valley County pivot farm with soils almost entirely of highly-productive Class I and II Hord and Holdrege silt loams, and includes a Valley pivot system that was reworked in 2023.

Soils data provided by USDA and NRCS.

Area Symbol: NE175, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class %	ir Class %	Range Production (bu/acre/yr)	SRPG Overall	% NCCCI Overall	% NCCPI Corn	% NCCPI Soybeans		
6969	Hord silt loam, 8 to 1 percent slopes	69.34	47.1%	I	8c	8c	3763	73	74	52	74		
2668	Holdrege silt loam, 1 to 3 percent slopes	38.79	28.3%	II	8c	8c	3171	69	73	49	73		
2571	Holdrege silt loam, 3 to 7 percent slopes, eroded	21.88	14.9%	II	8c	8c	3202	67	64	46	64		
2844	Uly-Coly silt loam, 6 to 11 percent slopes	11.40	7.9%	III	8c	8c	3045	55	62	43	62		
2831	Uly-Coly silt loam, 17 to 30 percent slopes, eroded	5.94	4.0%	III	8c	8c	2506	20	46	36	46		
Weighted Average							2,24	1,68	3419.7	67.8	76.3	48	76.3

%: The aggregation method is "Weighted Average using all components"
%: Upper Capabilities Class Dominant Condition Aggregation Method