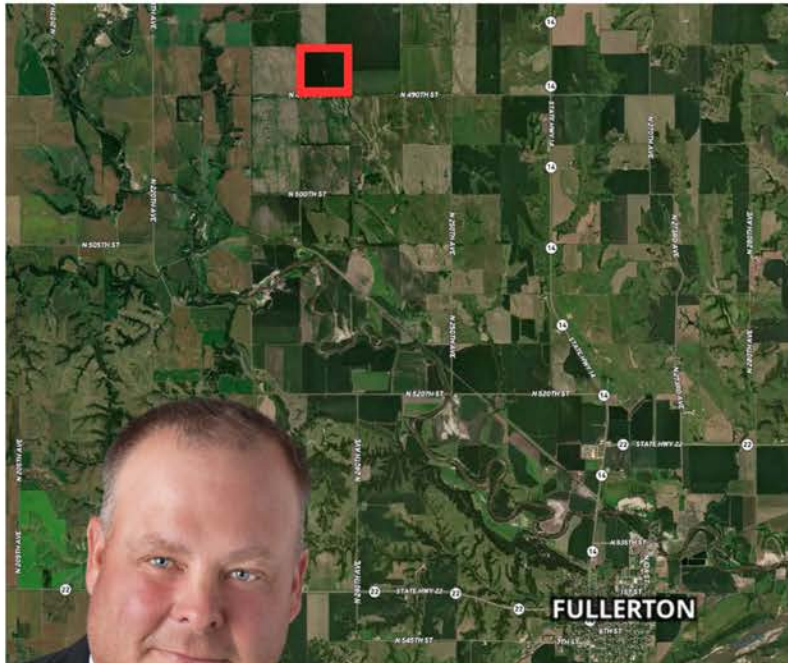


PIVOT-IRRIGATED FARM

155 +/- ACRES | NANCE COUNTY, NE
OFFERED AT: \$ 1,700,000



Excellent tract of highly productive, center pivot-irrigated farm ground located near numerous grain elevators and ethanol plants.



IRRIGATED ACRES - 135 +/-
DRYLAND ACRES - 16.53 +/-
OTHER - 3.47 +/-

REAL ESTATE TAXES - \$ 9,102.88

LEGAL DESCRIPTION

Southeast 1/4 Section 17, Township 17 North, Range 6 West

DIRECTIONS TO PROPERTY

From Fullerton, travel north on Highway 14 to N. 490 Street. Turn west for 2 miles. The property is located to the northwest.

*All mineral rights owned by seller, if any, to convey to buyer.



KRAIG URKOSKI

FARM & RANCH SPECIALIST

CLARKS, NE

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IRRIGATION EQUIPMENT

- Zimmatic 7-tower center pivot set up for 650 GPM
- Isuzu power unit with generator
- Fuel tank
- Well G-054471 drilled in January 1977, 670 gpm, 192' static level, 267' pumping level, 385' well depth

IRRIGATION INFORMATION

Located in the Lower Loup Natural Resource District with certified irrigation rights for 135 acres.

FSA INFORMATION

Total Cropland Acres: 150.76

Corn - 122.1 Base Acres - 161 PLC Yield

Total Base Acres: 122.1

LEASE INFORMATION

There is a share crop lease on the property for the 2024 growing season.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	50.12	32.12	0	53	3e
6628	Belfore silty clay loam, 0 to 2 percent slopes	49.83	31.93	0	81	1
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	28.67	18.37	0	56	4e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	13.05	8.36	50	60	4e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	11.87	7.61	0	39	4e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	1.21	0.78	0	37	6e
3952	Fillmore silt loam, frequently ponded	0.71	0.46	0	60	4w
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	0.4	0.26	0	79	2w
6820	Moody-Nora complex, warm, 2 to 6 percent slopes	0.19	0.12	87	72	2e
TOTALS		156.05(*)	100%	4.29	62.01	2.73

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.