



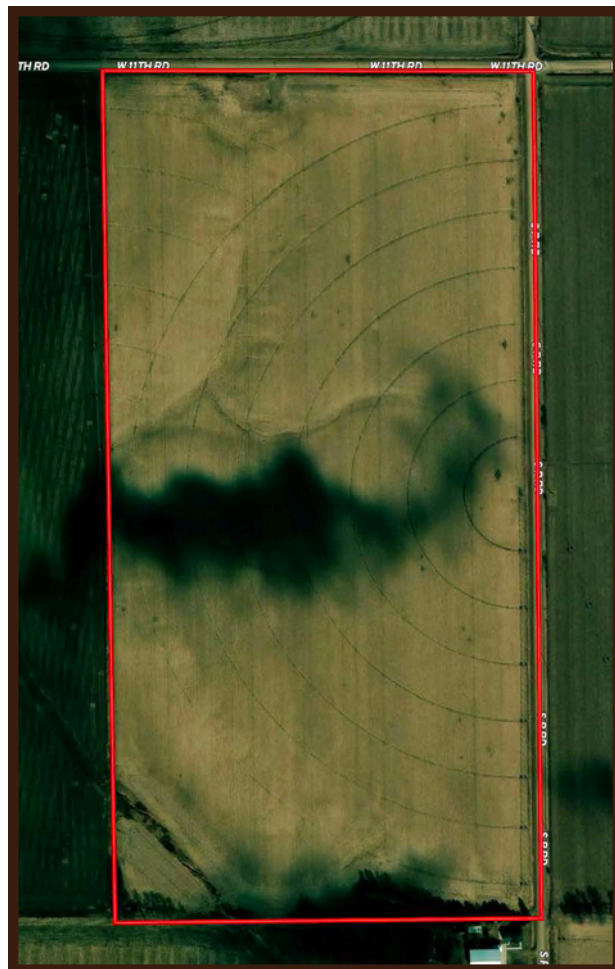
LAND FOR SALE



**79.71 +/- ACRE
IRRIGATED FARM
HAMILTON COUNTY, NE**

**ASKING PRICE: \$1,100,000
(\$13,800/ACRE)**

Great location, abundant water, and productive Hastings silt loam soils make this farm hard to pass up! Take advantage of this opportunity to own a very good, irrigated farm in Hamilton County, just south of Aurora, Nebraska. The close access to grain markets and electric irrigation well makes this an attractive farm to own as well. Give Jeff a call today for more farm information.



Jeff Moon, ALC

Farm & Ranch Specialist



Holdrege, Nebraska



(308) 627-2630



Jeff.Moon@AgWestLand.com



Legal Description

E ½ of NE ¼ Section 17, T10N, R6W, in
Hamilton County, NE

Property Taxes (2025): \$3,433.88

Total Acres (per assessor): 79.71+/-

- Irrigated Acres: 74.37+/-
- Grassland Acres: 2.37+/-
- Other Acres: 2.97+/-

Irrigation Information

- Well G-140173, Drilled in 2006. 800 GPM, 85' Static Level, 95' Pumping Level, 245' Well Depth
- 7-Tower Reinke Irrigation Pivot. 1,000 GPM and 38 PSI
 - Owned by the tenant
- Located in Upper Big Blue NRD
- Certified Irrigated Acres: 74.37

FSA Information

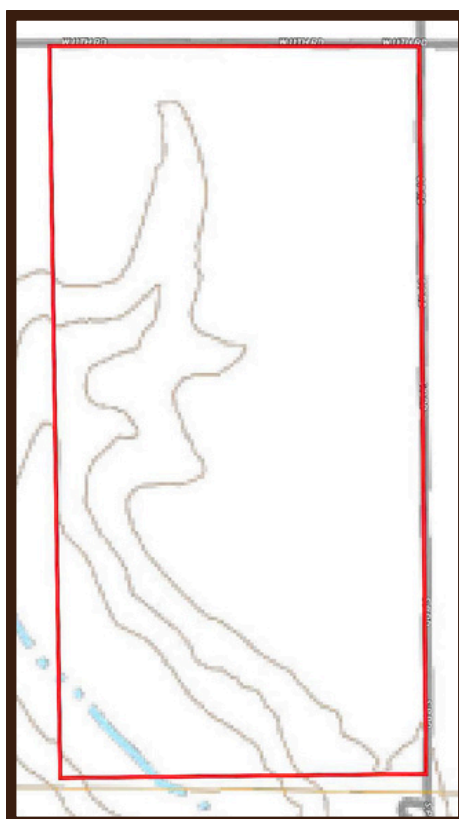
- Total Cropland Acres: 76.55
- Corn: 53.5 Base Acres - 189 PLC Yield
- Soybeans 16.1 Base Acres - 58 PLC Yield
- Total Base Acres: 69.6

Subject to 2026 lease.

All mineral rights owned by Seller, if any,
convey to Buyer.

Property Directions

Head south out of Aurora, NE on Highway 14. Turn west on W 11th Rd. and go 1 mile to S P Rd. The property is located to the southwest of this intersection.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	47.35	59.49	0	69	1
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	15.6	19.6	0	58	3e
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	12.49	15.69	0	57	4e
3561	Hobbs silt loam, occasionally flooded	4.15	5.21	0	81	2w
TOTALS		79.59(	100%	-	65.59	1.91

(*) 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.

