

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:

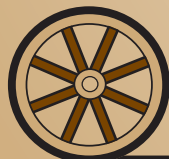
Mike Wilken

O: 308.234.4969 C: 402.297.6611

E: MWilken@AgriAffiliates.com

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

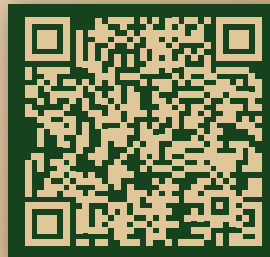
View Full Brochure
& Listing



Offered exclusively by

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

Kearney, NE • AgriAffiliates.com • 308.234.4969



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.



AGRI AFFILIATES, INC.

Comstock Road Pivot

FARM SERVICE AGENCY INFORMATION:

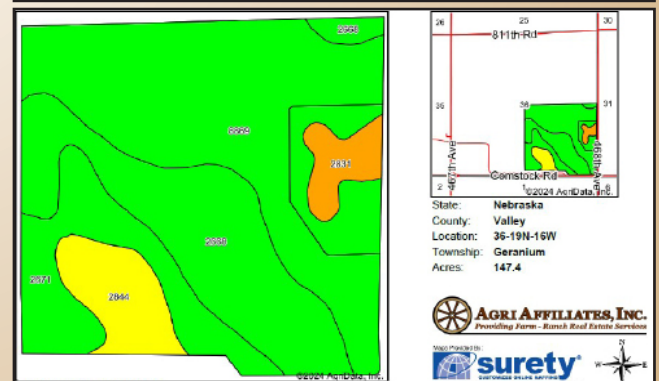
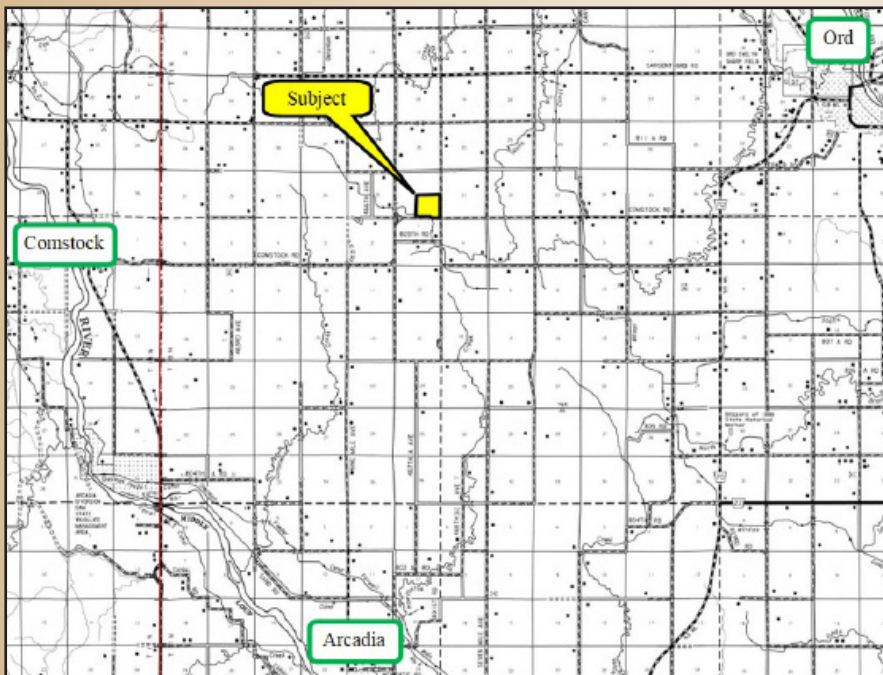
135.13 acres of cropland
123.80 base acres of corn w/ PLC yield of 154 bushels per acre
5.00 base acres of beans w/ PLC yield of 54 bushels per acre

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 %	Range Production (bu/acre/yr)	SRPG	% NCCPI Overall	% NCCPI Corn	% NCCPI Soybeans
6959	Hord silt loam, 0 to 1 percent slopes	69.34	47.1%	Ia	Ia	3763	73	74	52	74
2668	Holdrege silt loam, 1 to 3 percent slopes	38.79	26.3%	Ib	Ib	3171	69	73	49	73
2571	Holdrege silt loam, 3 to 7 percent slopes, eroded	21.89	14.8%	Ib	Ib	3202	67	64	46	64
2544	Uly-Coly silt loam, 0 to 11 percent slopes	11.40	7.9%	IIa	IIa	3045	55	62	43	62
2531	Uly-Coly silt loam, 12 to 30 percent slopes, eroded	5.94	4.0%	IIIa	IIIa	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"
%: USDA Capabilities Class Dominant Condition Aggregation Method