

LAND FOR SALE



Adams County Pivot Quarter

160 ± ACRES | ADAMS COUNTY, NEBRASKA

Excellent opportunity to acquire highly productive farmland in one of Nebraska's sought-after agricultural regions. This center-pivot irrigated farm offers a combination of fertile cropland, dependable water resources, electric well/pivot, and strong production potential!



Adam D. Pavelka, J.D.

LISTING AGENT:

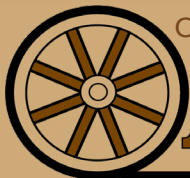
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Offered exclusively by:



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Listing

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.

Location Map



D Rd

S. Deliverance Ave.

S. Winchester Ave.

W. Cimarron Road

W Powerline Rd

HOLSTEIN

S. Holstein Ave.

S. Bladen Ave

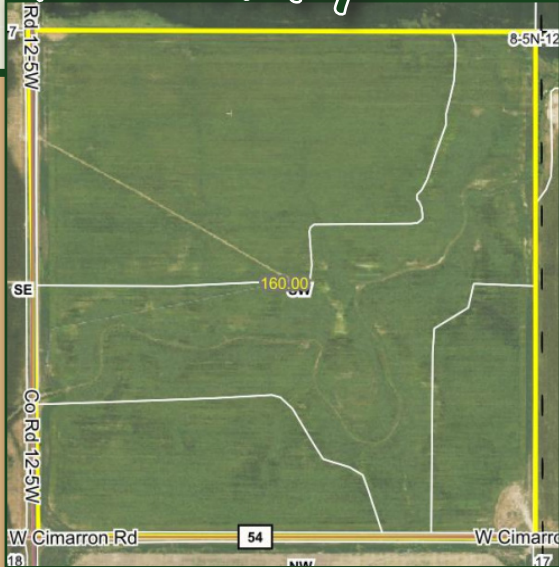
ROSELAND

W Sundown Rd

S Roseland Ave

W Powerline Rd

Aerial Map



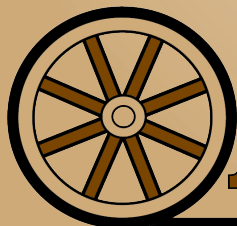
Property Details

LEGAL DESCRIPTION:	The Southwest Quarter (SW¼) of Section Eight (8), Township Five (5) North, Range Twelve (12) West of the 6th P.M., Adams County, Nebraska.
LOCATION:	From Holstein, Nebraska: 4 miles south on South Holstein Avenue, then 2.5 miles west on West Cimarron Road, to the southeastern corner of the property.
ACRES & TAXES:	Tax-Assessed Acres <u>160 ± acres</u> 2025 Real Estate Taxes <u>\$6,329.18</u>
LEASES:	Full possession after the 2026 growing season.
SOILS:	Primary soils on the property consist of Kenesaw silt loams.
WELL INFORMATION:	Well Registration - <u>G-169072</u> • Completion Date - <u>05/04/2013</u> • Well Depth - <u>220 feet</u> • Static Water Level - <u>133 feet</u> • Pumping Level - <u>146 feet</u> • Column - <u>8 inches</u> • Gallons/Minute - <u>950 gpm</u>
NRD:	<u>153.38</u> certified irrigated acres reported by the Little Blue Natural Resources District.
FSA INFORMATION:	Total Farmland: <u>157.44 ± acres</u> Total Cropland: <u>157.44 ± acres</u>
COMMENTS:	Don't miss your chance to purchase an exceptional quarter section with abundant water, a Reinke corner arm pivot, electric well, and great access to local markets.
PRICE:	\$1,475,000





Exceptional quarter section of highly productive irrigated farmland.
Features fertile cropland, abundant water, electric well, and a
Reinke corner-arm pivot. This property offers strong production
potential and convenient access to local markets!



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