

LAND FOR SALE



Eelm Creek Township Farm

158.24 ± ACRES | WEBSTER COUNTY, NEBRASKA

A great combination of hard grass with decent fence, along with productive, non-irrigated cropland. Electricity, stock well, and underground pipe with hydrants provide nice water sources for livestock.



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LISTING AGENT:

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View Full Brochure
& Listing



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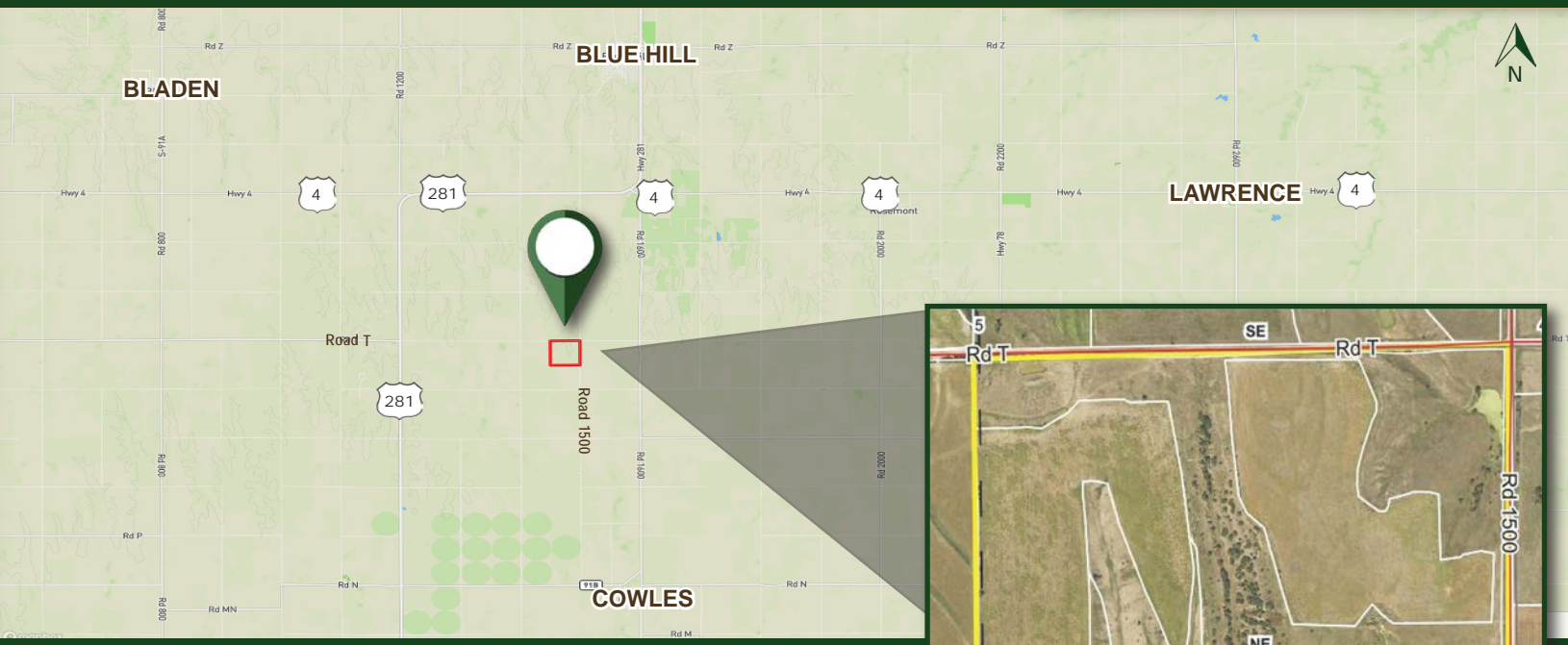


PROPERTY INFORMATION

LEGAL DESCRIPTION:	The Northeast Quarter (NE¼) of Section Eight (8), Township Three (3) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska.	
LOCATION:	From Blue Hill, Nebraska: 3 miles south on Highway 281, then 1 mile west on Highway 281 & Highway 4, then 3 miles south on Road 1500 to the northeastern corner of the property.	
ACRES & TAXES:	Tax-assessed Acres <u>158.24 ± acres</u> 2024 Real Estate Taxes <u>\$2,645.92</u>	
LEASES:	Full possession at closing!	
SOILS:	Primary soils on the property consist of Holdrege silt loam and Geary and Hobbs soils, with slopes ranging from 0-11%.	
NRD:	Lower Republican Natural Resources District.	
WELL INFORMATION:	Well Registration: <u>G-127631 (stock well)</u> ♦ Completion Date - <u>03/31/2004</u> ♦ Well Depth - <u>133 feet</u> ♦ Static Water Level - <u>105 feet</u> ♦ Pumping Level - <u>107 feet</u> ♦ Column - <u>1.25 inches</u> ♦ Gallons/Minute - <u>12 gpm</u>	
FSA INFORMATION:	Total Farmland: <u>153.86 acres</u> Government Base Acres: <u>Wheat - 45.70</u> <u>Grain Sorghum - 13.30</u>	Total Cropland: <u>76.78 acres</u> PLC Yields: <u>Wheat - 55 bu</u> <u>Grain Sorghum - 67 bu</u>
COMMENTS:	Don't miss this chance to purchase nice, fenced pasture with great stock water and great soil types under non-irrigated cropland!	

PRICE: **\$631,500.00**







*Great combination of hard grass and
productive non-irrigated cropland!*



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