

LAND FOR SALE

PRICE REDUCED! SEE INSIDE FOR DETAILS.



Little Blue River Valley Paradise & Pivot

157.05 ± ACRES | ADAMS COUNTY, NEBRASKA

This premier location is every stockman's dream: a picturesque home nestled in a serene and private location in southern Adams County and the Little Blue River Valley. You find a custom built home with a great floor plan and attached garage, combined with livestock facility setup for the cattleman and the cattle showman. A livestock barn, show shed with cattle cooling facilities, automatic waters, steel corral fences and numerous feet of cement bunks provide limitless livestock opportunities. All of this alongside of productive center-pivot irrigated cropland with ample water supplies.



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LISTING AGENT:

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View Full Brochure
& Listing



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Providing Farm & Ranch Real Estate Services

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PROPERTY INFORMATION

LEGAL DESCRIPTION:

The Southeast Quarter (SE¼) of Section Twenty-Two (22), Township Five (5) North, Range Eleven (11) West of the 6th P.M., Adams County, Nebraska.

LOCATION:

From Hastings, Nebraska: 15 miles south on Highway 281, then 5 miles west on Blue Hill Road, to the southeastern corner of the property.

ACRES & TAXES:

Tax-assessed Acres | 157.05 ± acres
2024 Real Estate Taxes | \$7,987.18

LEASES:

Full possession at closing!

SOILS:

Primary soils on the property consist of Holder silty clay loam and Hobbs silt loam.

NRD:

Little Blue Natural Resources District.

WELL INFORMATION:

Irrigation Well Registration - G-152644

- Completion Date - 3/17/2009
- Well Depth - 200 feet
- Static Water Level - 80 feet
- Pumping Level - 89 feet
- Column - 8.62 in
- Gallons/Minute - 800 gpm

EQUIPMENT:

T-L Center Pivot Irrigation System, Gearhead, Well, and Pump. Power unit and fuel tank are tenant owned.

FSA INFORMATION:

Total Farmland: <u>156.58 acres</u>	Total Cropland: <u>108.71 acres</u>
Government Base Acres: <u>Wheat - 0.59</u>	PLC Yields: <u>Wheat - 50 bu</u>
<u>Corn - 26.42</u>	<u>Corn - 188 bu</u>
<u>Soybeans - 19.29</u>	<u>Soybeans - 56 bu</u>

COMMENTS:

Parcel 1:

- Approximately 73.71 ± acres of irrigated cropland

Parcel 2:

- Approximately 83.34 ± acres building site, dry cropland, pasture, grain bins and established windbreak.
- 1,968 square foot single-family home built in 1998
 - Partially finished basement
 - 3 bedrooms upstairs, and the possibility of 3 more downstairs
 - Attached garage
- 2 detached garages - 352 square feet and 342 square feet
- Feeder Barn - 576 square feet
- Barn: 1,512 square feet
- Utility barn: 1,920 square feet
- Grain storage bin - 8,909 bushels
- Grain storage bin - 8,277 bushels

PRICE:

~~\$1,862,325.00~~ **\$1,680,000.00** - 157.05 ± acres

OR

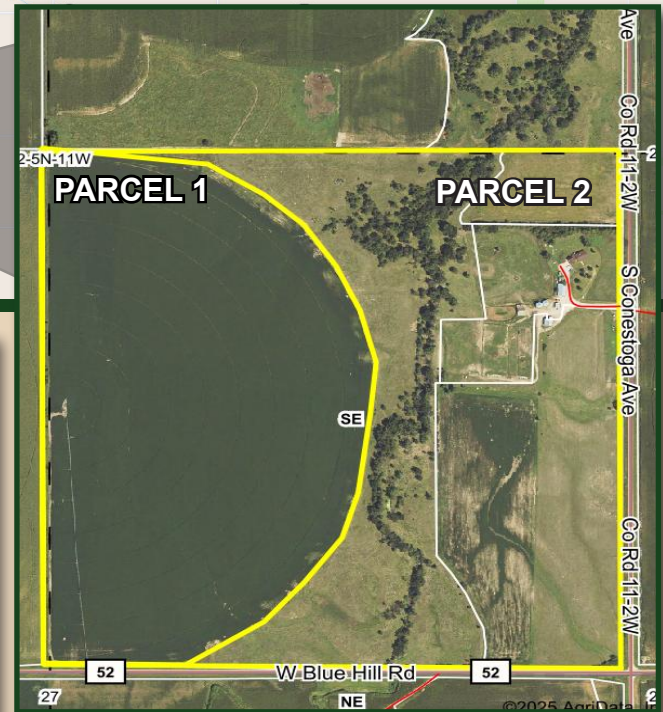
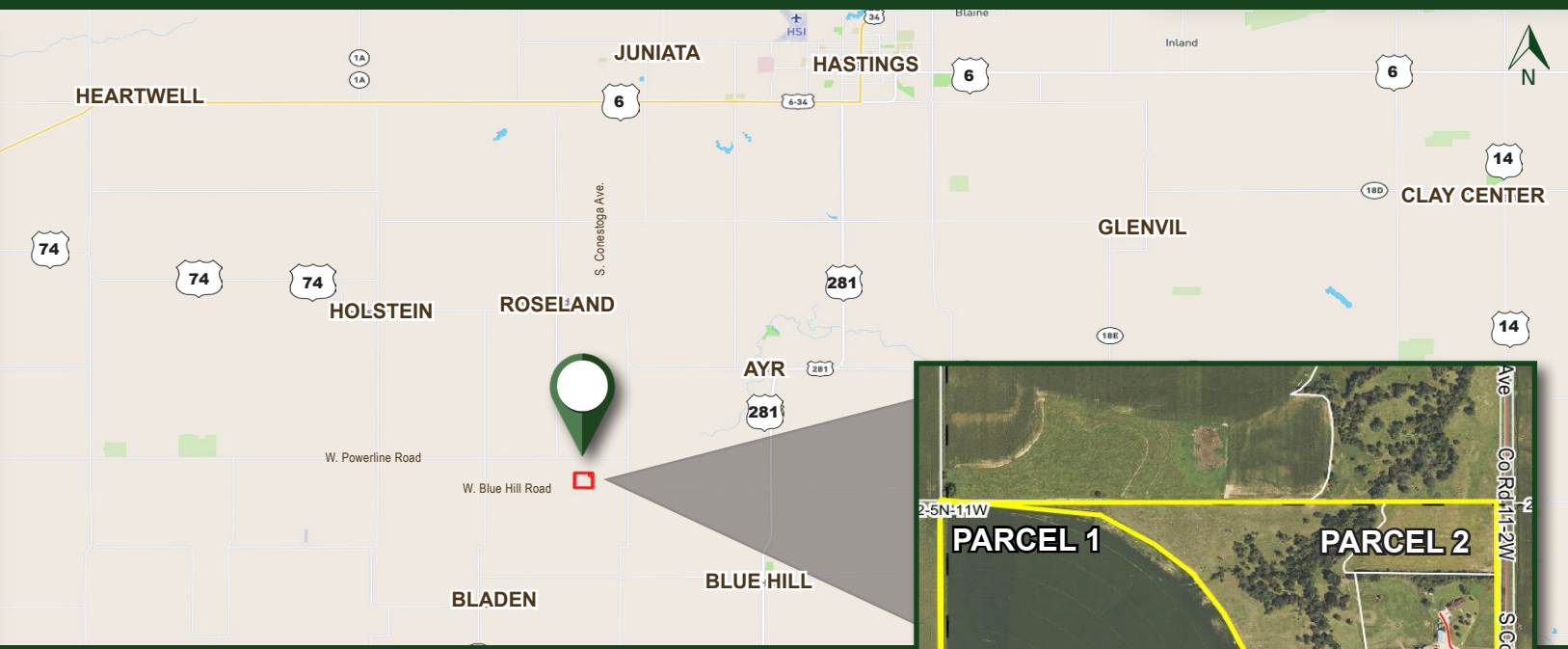
~~\$847,665.00~~ **\$747,000.00** - 73.71 ± acres of irrigated cropland

~~\$1,014,660.00~~ **\$933,000.00** - 83.34 ± building site and balance of land (non-irrigated cropland and pasture)



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PHOTOS

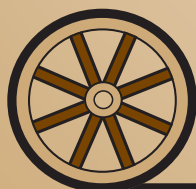


PHOTOS





Don't miss this excellent opportunity to own productive, center-pivot irrigated cropland, with abundant water and great soils! Good proximity to competitive grain markets, alongside of a picturesque home and livestock facility. Nestled in the Little Blue River Valley, and an easy drive from Hastings, Grand Island, or Kearney, Nebraska!



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