

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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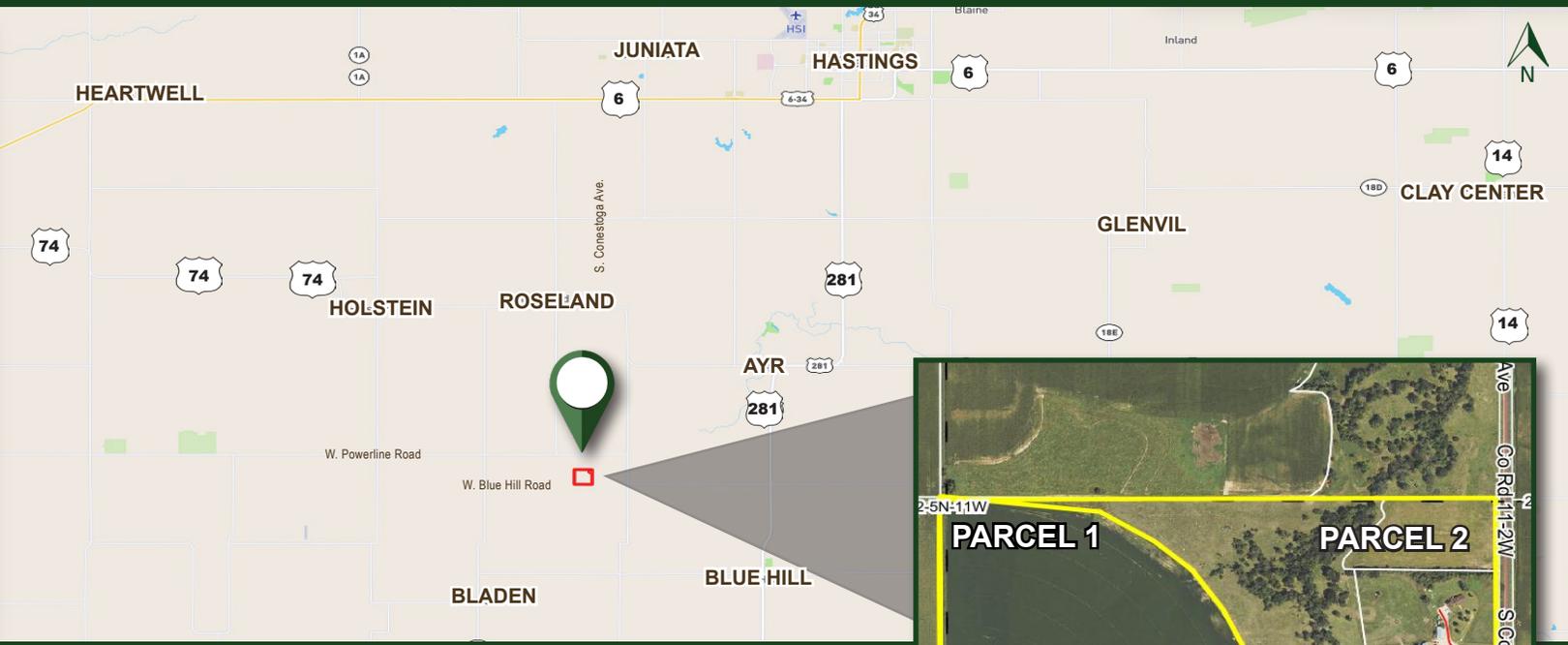
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PROPERTY INFORMATION

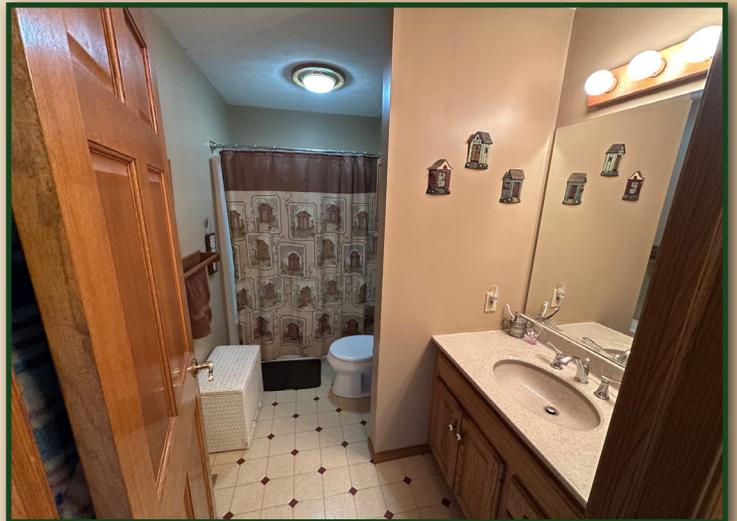
LEGAL DESCRIPTION:	The Southeast Quarter (SE¼) of Section Twenty-Two (22), Township Five (5) North, Range Eleven (11) West of the 6th P.M., Adams County, Nebraska.	
LOCATION:	From Hastings, Nebraska: 15 miles south on Highway 281, then 5 miles west on Blue Hill Road, to the southeastern corner of the property.	
ACRES & TAXES:	Tax-assessed Acres <u>157.05 ± acres</u> 2024 Real Estate Taxes <u>\$7,987.18</u>	
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 - <u>G-152644</u> <ul style="list-style-type: none"> • Completion Date - <u>3/17/2009</u> • Well Depth - <u>200 feet</u> • Static Water Level - <u>80 feet</u> • Pumping Level - <u>89 feet</u> • Column - <u>8.62 in</u> • Gallons/Minute - <u>800 gpm</u> 	
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> Government Base Acres: <u>Wheat - 0.59</u> <u>Corn - 26.42</u> <u>Soybeans - 19.29</u>	Total Cropland: <u>108.71 acres</u> PLC Yields: <u>Wheat - 50 bu</u> <u>Corn - 188 bu</u> <u>Soybeans - 56 bu</u>
COMMENTS:	<p>Parcel 1:</p> <ul style="list-style-type: none"> • Approximately <u>73.71 ± acres</u> of irrigated cropland <p>Parcel 2:</p> <ul style="list-style-type: none"> • Approximately <u>83.34 ± acres</u> building site, dry cropland, pasture, grain bins and established windbreak. • 1,968 square foot single-family home built in 1998 <ul style="list-style-type: none"> • 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:	<p>\$1,862,325.00 <u>\$1,680,000.00</u> - 157.05 ± acres OR \$847,665.00 <u>\$747,000.00</u> - 73.71 ± acres of irrigated cropland \$1,014,660.00 <u>\$933,000.00</u> - 83.34 ± building site and balance of land (non-irrigated cropland and pasture)</p>	



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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