

# LAND FOR SALE



## Gruber Farm

GOSPER COUNTY | NEBRASKA

**LOCATION:**

Northwest of the community of Elwood, Nebraska, with access provided by State Highway 23.

**LEGAL DESCRIPTION:**

A tract of land located in the S1/2 and a part of NW1/4 Section 1 and NE1/4 and E1/2 NW1/4 Section 12, all in T7N-R23W of the 6th P.M., Gosper County, Nebraska

**PROPERTY DESCRIPTION:**

A total of 353.32 surveyed acres. The farm consists of gravity irrigated cropland with dry crop and range. The farm also contains a communication tower lease which is located on a 10,000 sq. ft. tract whereby this communication tower currently generates income to the owner via a long-term land lease agreement.

**REAL ESTATE TAXES:**

2024 Estimated Real Estate Taxes \$4,182

**LIST PRICE:**

Farmland \$1,024,500; Communications Tower Lease \$229,000

**LISTING AGENT:**

**Bart Woodward, Broker**

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*Bryan Danburg, Mike Wilken, & Kent Richter, Salespeople*

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& Listing



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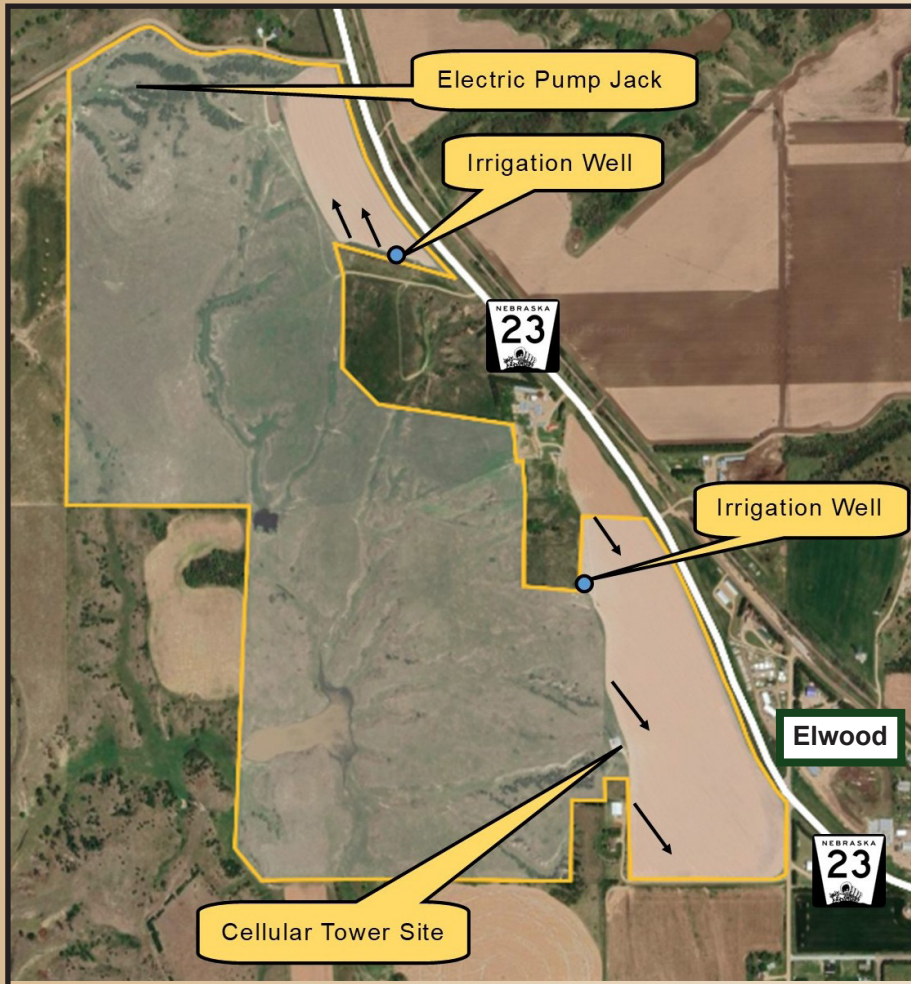
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## *Gruber Farm*







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### FARM SERVICE AGENCY INFORMATION:

Total Cropland: Approximately 116.80 acres\*  
Base Acres:  
Wheat 2.95 acres w/ PLC Yield of 40 bushels per acre  
Corn 82.07 acres w/ PLC Yield of 181 bushels per acre  
Grain Sorghum 0.36 acres w/ PLC Yield of 77 bushels per acre  
Soybeans 5.54 acres w/ PLC Yield of 52 bushels per acre  
All cropland is considered non-highly erodible by the NRCS.  
(\* Final cropland acres to be determined by the Farm Service Agency)

### IRRIGATION INFORMATION:

The farm is located in the Tri-Basin Natural Resources District and contains a total of 59.00 certified irrigated acres.

North Well		South Well	
Well Registration	G-053066	Well Registration	G-176103
Completion Date	09/15/1976 @ 1,200gpm	Completion Date	04/07/2015 @ 850gpm
Well Depth	380'	Well Depth	360'
Static Water Level	265'	Static Water Level	210'
Pumping Level	285'	Pumping Level	228'
Column	9"	Column	6"
Equipment	50hp electric submersible with control panel.	Equipment	75hp electric submersible with control panel.







\* - Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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