

LAND FOR SALE



Torrey (Holt) Farm

PHELPS COUNTY, NEBRASKA

*Excellent Pivot Irrigated Quarter
with productive soils, well-maintained
irrigation equipment, and grain storage.*

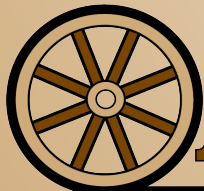


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Offered exclusively by

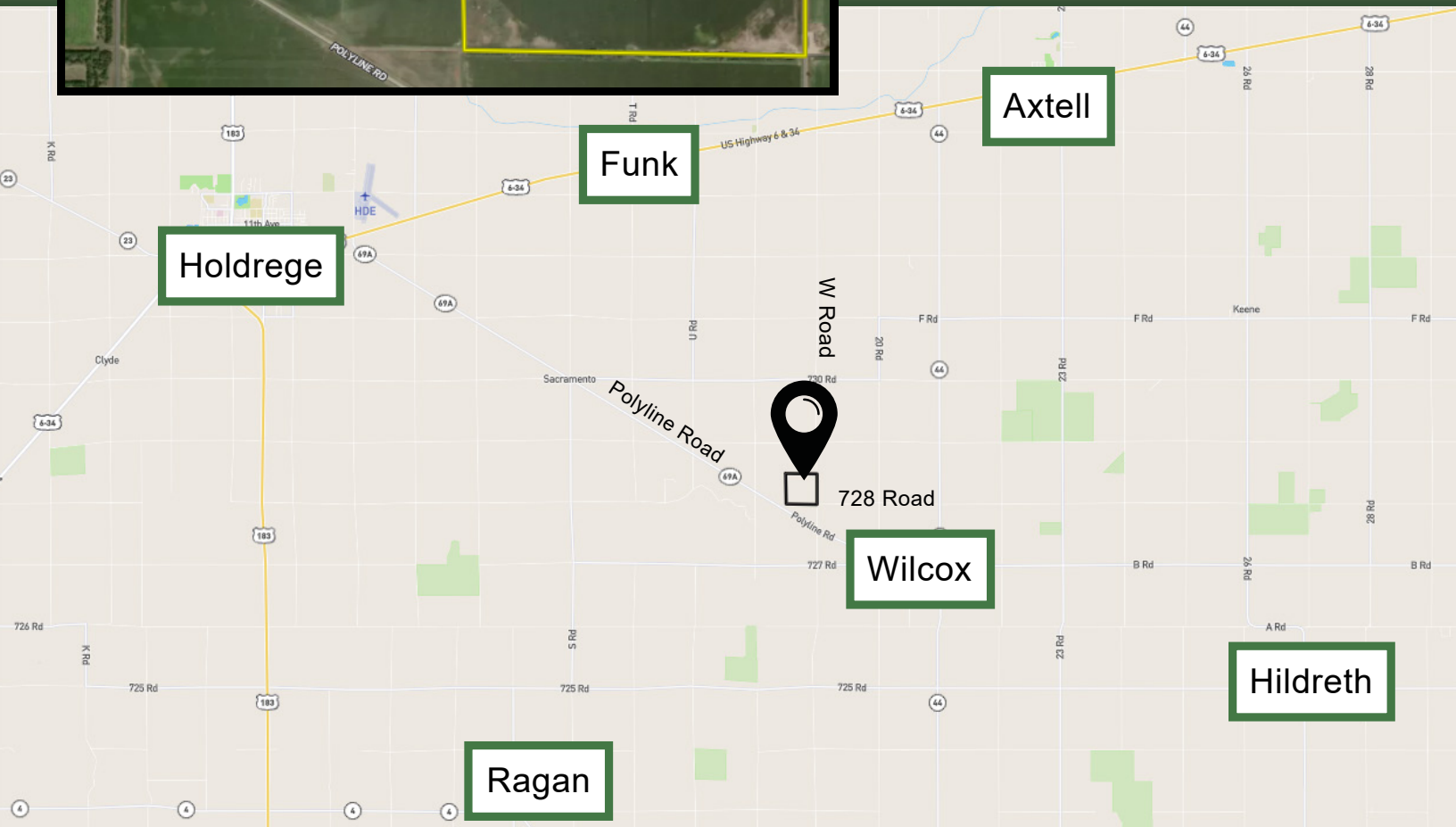
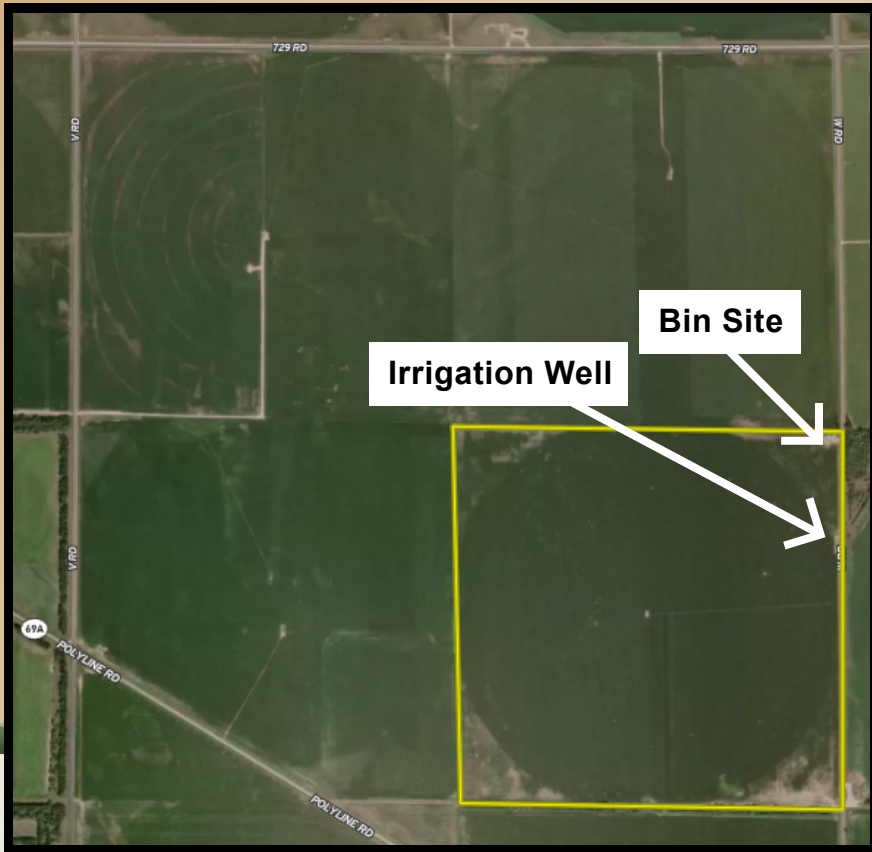
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Property Maps

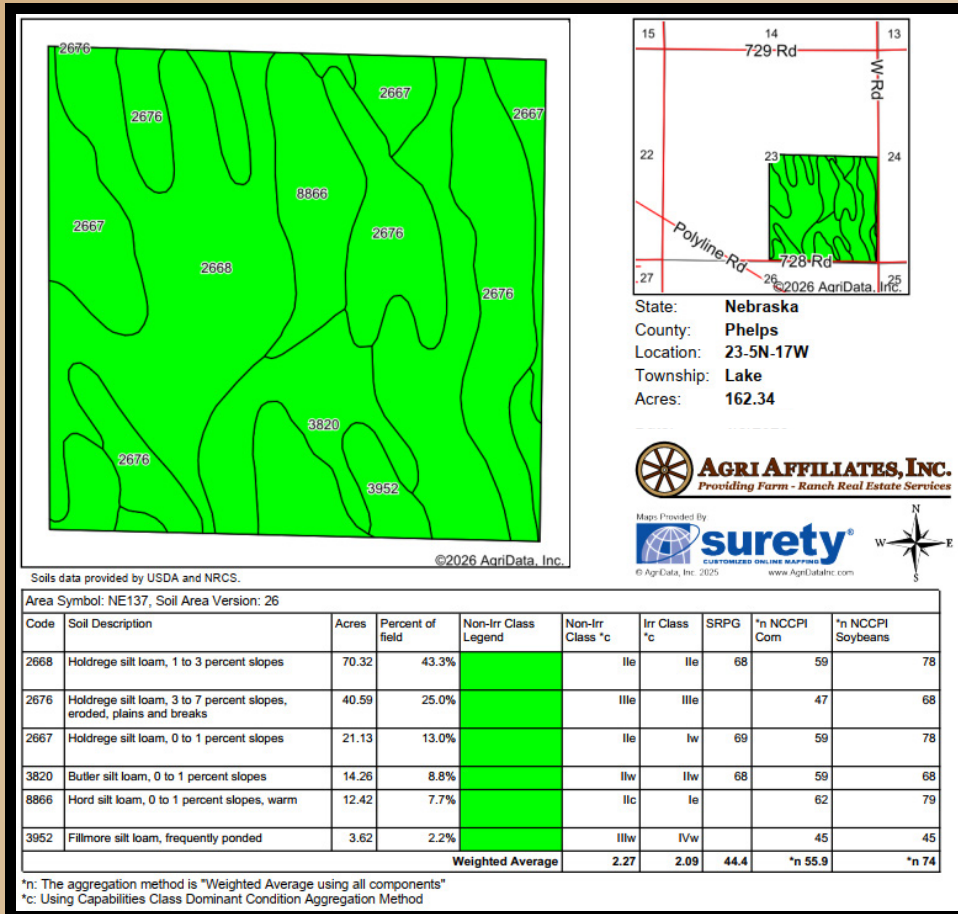




Property Information

LEGAL DESCRIPTION:	SE1/4 Section 23, T5N-R17W of the 6th P.M., Phelps County, Nebraska
LIST PRICE:	\$2,125,000
LOCATION:	Located 1 mile north and 2 miles west of Wilcox, or approximately 8.5 miles southeast of Holdrege, Nebraska, with access provided by gravel Road W, which borders the east.
TOTAL ACRES:	162.34 tax-assessed acres
PROPERTY DESCRIPTION:	Torrey Farm consists of a good-quality, pivot-irrigated quarter with dry crop corners and a grain storage site.
REAL ESTATE TAXES:	2025: \$5,852.78
IRRIGATION INFORMATION/ WELL DATA:	Torrey Farm is located in the Tri-Basin Natural Resources District and contains a total of 145.55 certified irrigated acres. Water for irrigation is provided by a well. Well Registration : G-036947 Completion Date : 08/22/1997 @ 750 gpm Well Depth : 276' Static Water : 149' Pumping Level : 230' Column : 6" Pump - Western Land Roller Gearhead - Amarillo, 100hp Power Unit - FPT Industrial, Model N67, diesel motor Pivot - T-L 7-tower pivot system
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 159.09 acres Government Base Acres: Wheat – 1.25 acres with PLC Yield of 41 bushels per acre Corn – 119.33 acres with PLC Yield of 169 bushels per acre Soybeans – 38.46 acres with PLC Yield of 58 bushels per acre All cropland is considered non-highly erodible by the Farm Service Agency.
LEASE/ POSSESSION:	Full possession for the 2027 crop year.
SOILS SUMMARY:	Soils primarily consist of Class I, II, and III Holdrege, Hord, and Butler silt loams, with slopes of 0-7%.
BUILDING IMPROVEMENTS:	Two metal grain storage bins having capacity of approximately 7,850 bushels of corn each.

Property Photos



Property is located within an area of active, producing oil wells.

Property sells with mineral rights.

