

316± ACRES FOR SALE

PHELPS COUNTY, NE

EXCEPTIONAL FARMLAND



ASKING PRICE
\$3,900,000



ACREAGE BREAKDOWN

- **IRRIGATED: 269+/-**
 - **NORTH: 115.13+/-**
 - **SOUTH: 153.87+/-**
- **DRYLAND: 8.16+/-**
- **GRASSLAND: 35.97+/-**
- **OTHER: 3.67+/-**

PER COUNTY ASSESSOR

This is an exceptional opportunity to own a quality irrigated farm in one of south-central Nebraska's most productive areas. Located northeast of Holdrege in Phelps County, this 316± acre property has been in the same family for generations. Farms like this rarely come to the market. The soils are 100% Holdrege silt loam. These deep, highly productive soils are known for their consistent yields, and a farm made up entirely of them is uncommon. Irrigation water comes from both groundwater and surface water, so the operation has a dependable and flexible supply. The farm is irrigated with pivots and power units owned by the tenant. This farm is open for the 2027 crop year. The property has great access off gravel roads and sits near competitive grain markets, including an ethanol plant, grain elevators, and feedlots. An operator has several strong marketing options close to home. For a buyer looking to add high-quality irrigated acres to a farming operation or an investment portfolio, this farm is a rare find.



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Scan the QR
code or call
Jeff for more
information!



LEGAL DESCRIPTION:

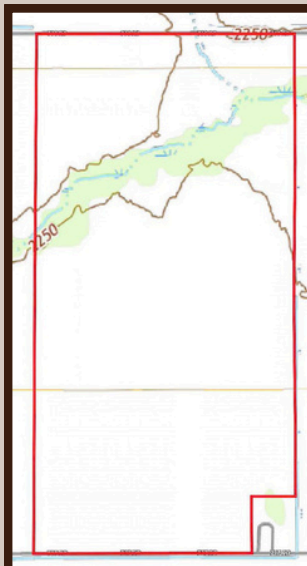
Lots 3, 4, 9, and 10 & Lots 11, 12, 17, and Part of 18 in Section 06, Township 06 North, Range 17 West in Phelps County, NE

PROPERTY TAXES (2025):

\$ 14,600.14

IRRIGATION INFORMATION:

- **North Well: G-074642. Drilled in 1992. 2,000 GPM, 12' Static Level, 38' Pumping Level, 205' Well Depth.**
- **South Well: G-003937. Drilled in 1980. 1,600 GPM, 10' Static Level, 42' Pumping Level, 214' Well Depth.**
- **Located in Tri-Basin NRD**
- **Certified Irrigated Acres:**
 - **North ½ : 115**
 - **South ½ : 153.87**
- **CNPPID Surface Water:**
 - **North ½ : 149 Acres**
 - **South ½ : 10 Acres**
- **Landowner owns irrigation well column and pumps.**
- **Tenant owns all other irrigation equipment.**



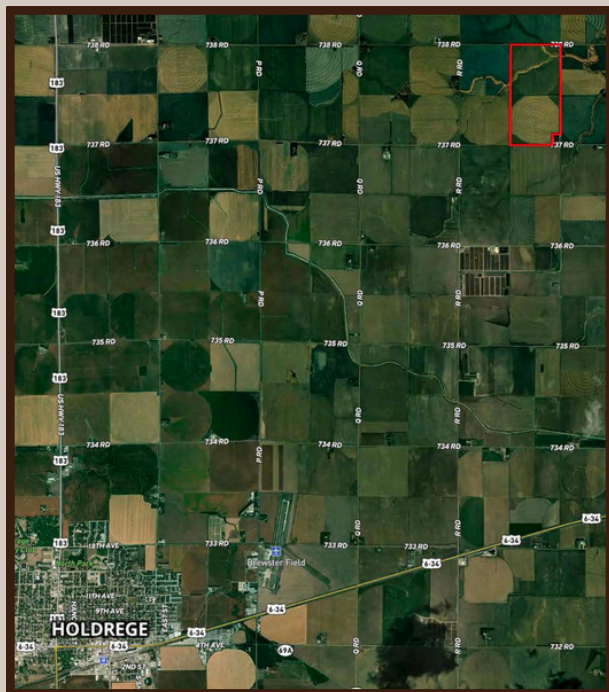
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2667	Holdrege silt loam, 0 to 1 percent slopes	293.3	92.71	0	80	2e
4138	Holdrege silt loam, 7 to 11 percent slopes	17.99	5.69	0	77	4e
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	5.08	1.61	0	68	3e
TOTALS		316.37	100%	-	79.64	2.13

FSA INFORMATION

- **Total Cropland Acres: 311.66**
- **Corn: 285.36 Base Acres - 200 PLC Yield**
- **Soybeans: 4.39 Base Acres - 45 PLC Yield**
- **Total Base Acres: 289.75**

Subject to current 2026 lease. Open for 2027. All mineral rights owned by seller convey.

**** Please see "Usage Restrictions" document on our website for restricted usage of this property.**



PROPERTY DIRECTIONS:

Head north out of Holdrege on Highway 183 to 737 Road and turn east. Continue for four miles to R Rd. For the south farm, continue straight 1/2 mile, the south farm can be accessed on north side of 737 Road. For the north farm, turn north at the intersection and continue 1 mile to 738 Rd. Turn east and the north farm will be on the south side of the road after 1/2 mile.

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