



319.45+/- Acres, Pivot Irrigated, Antelope County, Nebraska

Property: 2023637

List Price: \$3,513,950.00

Real Estate Taxes: 2022 - \$13,677.50

Contact: Michele Usasz Wells - 308.750.0522

Legal Description: The South Half of Section 4, Township 26, Range 7 West of the 6th P.M., Antelope County, Nebraska.

Location/Description: From Neligh: Travel 4 miles NW on HWY 275, turn north on 519th Avenue for 5.5 miles, subject property is on the west side of the road - taking a left on 857 Road.

Soil Map: Well information: Southeast Quarter #G-054972 - 900 GPM - Well Depth 389' - Static level 100' - Pumping Level 145' - Wet Acres 132.4; Southwest Quarter #G-088156 - 1,000 GPM - Well Depth 360' - Static Level 100' - Pumping Level 176' - Wet Acres 131.51

FSA Information: Cropland Acres: 290.23 Total Base Acres: 291.50
Corn Base: 280.70 Soybean Base:10.80 ARC County

Equipment: Gearhead and pumps owned by seller. Tenant owns power units and pivots.

Comments: Productive irrigated quarters available to purchase, with good road access and several grain marketing facilities close. Property is currently leased for 2023 crop season. House is leased through end of 2023. Sellers are willing to separate quarters for purchase.