

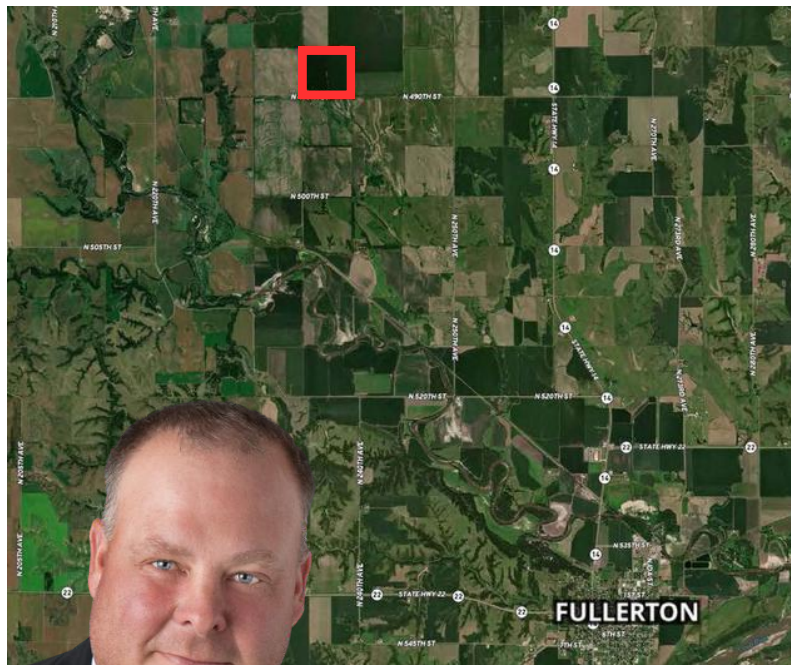


# PIVOT-IRRIGATED FARM

**155 +/- ACRES | NANCE COUNTY, NE**  
**OFFERED AT: \$ 1,700,000**



Excellent tract of highly productive, center pivot-irrigated farm ground located near numerous grain elevators and ethanol plants.



**IRRIGATED ACRES - 135 +/-**  
**DRYLAND ACRES - 16.53 +/-**  
**OTHER - 3.47 +/-**

**REAL ESTATE TAXES - \$ 9,102.88**

## LEGAL DESCRIPTION

Southeast 1/4 Section 17, Township 17 North, Range 6 West

## DIRECTIONS TO PROPERTY

From Fullerton, travel north on Highway 14 to N. 490 Street. Turn west for 2 miles. The property is located to the northwest.

\*All mineral rights owned by seller, if any, to convey to buyer.



**KRAIG URKOSKI**

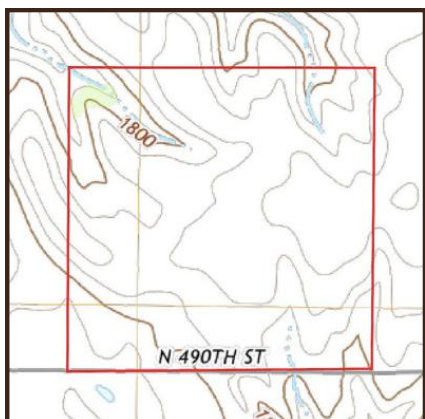
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## IRRIGATION EQUIPMENT

- Zimmatic 7-tower center pivot set up for 650 GPM
- Isuzu power unit with generator
- Fuel tank
- Well G-054471 drilled in January 1977, 670 gpm, 192' static level, 267' pumping level, 385' well depth

## IRRIGATION INFORMATION

Located in the Lower Loup Natural Resource District with certified irrigation rights for 135 acres.

## FSA INFORMATION

Total Cropland Acres: 150.76

Corn - 122.1 Base Acres - 161 PLC Yield

Total Base Acres: 122.1

## LEASE INFORMATION

There is a share crop lease on the property for the 2024 growing season.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	50.12	32.12	0	53	3e
6628	Belfore silty clay loam, 0 to 2 percent slopes	49.83	31.93	0	81	1
6860	Crofton silt loam, 8 to 17 percent slopes, eroded	28.67	18.37	0	56	4e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	13.05	8.36	50	60	4e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	11.87	7.61	0	39	4e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	1.21	0.78	0	37	6e
3952	Fillmore silt loam, frequently ponded	0.71	0.46	0	60	4w
3561	Hobbs silt loam, 0 to 2 percent slopes, occasionally flooded, cool	0.4	0.26	0	79	2w
6820	Moody-Nora complex, warm, 2 to 6 percent slopes	0.19	0.12	87	72	2e
TOTALS		156.05(*)	100%	4.29	62.01	2.73

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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