

IRRIGATED FARM FOR SALE

80.46+/- ACRES IN YORK COUNTY, NE



Located
Northwest of
Benedict, NE

Offered at:
\$1,166,670

Property Taxes:
\$5,015.88

Good Gravel
Road Access

A very nice irrigated farm in northern York County. The farm offers productive Hastings silt loam soils and good access off a gravel road. Currently, the farm is being irrigated with the neighbor's irrigation well and pivot. There is an existing irrigation well on the property.

This would be a great addition to any farming operation or investment portfolio. Subject to current lease and tenant's rights. All mineral rights owned by seller, if any, will convey to buyer

Total Acres (Per Assessor) - 80.46 +/-
Irrigated Acres - 79.45 +/-
Other Acres - 1.01 +/-

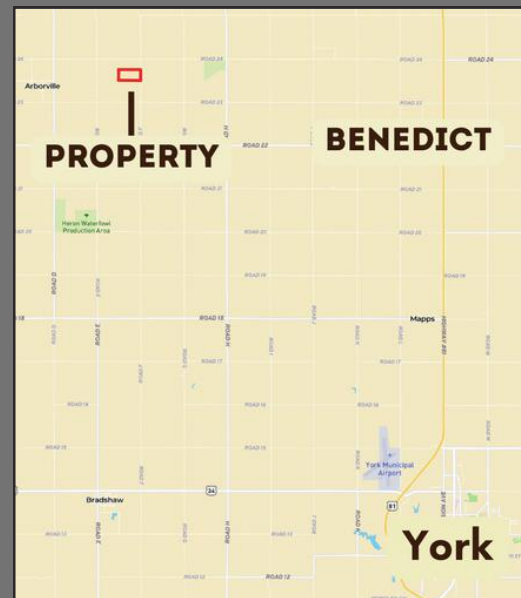


JEFF MOON, ALC

FARM & RANCH SPECIALIST
HOLDREGE, NEBRASKA

(308) 627-2630

JEFF.MOON@AGWESTLAND.COM



PO BOX 1098, HOLDREGE, NE 68949 | 866-995-8067 | AGWESTLAND.COM



Legal Description

South 1/2 Northeast 1/4 Section 11,
Township 12 North, Range 4 West

Irrigation Information

- Located in the Upper Big Blue Natural Resource District and has certified irrigation rights for 79.45 acres
- Well G-025967 drilled in 1966, 1,300 gpm, 84' static level, 96' pumping level, 224' well depth



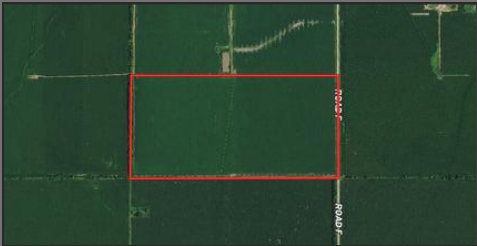
FSA Information

- Total Cropland Acres: 79.65
- Corn 79.65 Base Acres - 156 PLC Yield
- Total Base Acres - 79.65



Property Directions

From Benedict, NE, drive west on Road 22 for 7 miles. Turn right on Road F and travel north 1.5 miles. The property sits on the west side of Road F.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	60.47	74.47	0	69	1
3866	Hastings silt loam, 1 to 3 percent slopes	20.41	25.14	0	68	2e
3820	Butler silt loam, 0 to 1 percent slopes	0.32	0.39	0	70	2w
TOTALS		81.2(*)	100%	-	68.75	1.26

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.