



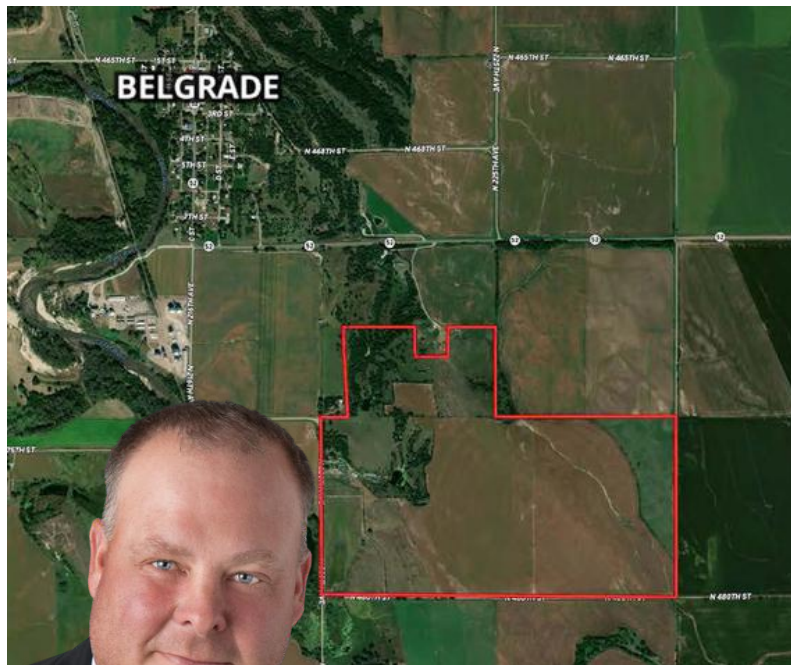
COMBINATION FARM

380.8 +/- ACRES | NANCE COUNTY, NE

OFFERED AT: \$2,900,000



Nice combination farm consisting of center pivot with corner arm irrigated ground, dryland cropland, grassland for livestock, and a building site with an older house and multiple outbuildings.



The farm is highly productive, located in a great area, and near numerous grain elevators and ethanol plants. If you are in the market for a productive cropland farm, with the ability for livestock production, this farm is for you.

REAL ESTATE TAXES

\$ 17,489.40

DIRECTIONS TO PROPERTY

From the south edge of Belgrade, travel south on North 216 Ave for 1 mile. Take the curve back east approximately 1 mile. Follow the curve traveling south. The property is located on the east side of the road.



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**IRRIGATED ACRES: 193 +/- DRYLAND ACRES: 37.65 +/- GRASSLAND ACRES: 129.15 +/-
GRASS & TREES: 10.75 +/- FARMSITE & HOUSE: 3.07 +/- ROADS: 7.18 +/-**

LEGAL DESCRIPTIONS

- Part of the South 1/2 of the Northwest 1/4 of Section 7, Township 17 North, Range 6 West
- Southwest 1/4 of Section 7, Township 17 North, Range 6 West
- Southeast 1/4 of Section 7, Township 17 North, Range 6 West

IRRIGATION INFORMATION

Located in the Lower Loup NRD and has certified irrigation rights for 193 acres.

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



IRRIGATION EQUIPMENT

- Valley 7-tower center pivot with a corner arm set up for 600 GPM
- Well G-035469 drilled in July 2012, 350 gpm, 15' static level, 102' pumping level, 132' well depth
- Well G-031738 drilled in April 1969, 850 gpm, 90' static level, 200' pumping level, 242' well depth
- Well G-097415 (Livestock) drilled in May 1998, 25 gpm, 30' static level, 60' pumping level, 93' well depth

INCLUDED IN THE SALE

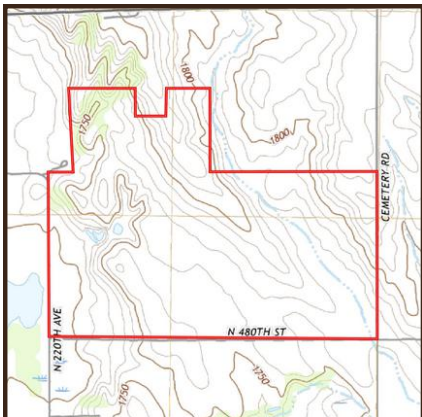
- Storage shed, cattle yards, fences in good condition.
- 5 bed, 1 bath, 2,100 sq ft home & outbuildings.

FSA INFORMATION

Total Cropland Acres: 320.06
Corn - 258.7 Base Acres - 161 PLC Yield
Total Base Acres: 258.7

LEASE INFORMATION

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



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