

# SECTION 12: 166 Acres +/-

**Very good producing Pivot Irrigated Quarter that has been an income producer for the landlord. This is a well-kept clean quarter with lots of potential. Newer irrigation well! Crop Ins. Proven yield to 2019 was 171 bu. For Corn! This Farm also has good access to markets. Just ½ mile off Hwy. 2!**

**Land Located:** This farm is located 8 miles west of Hemingford, Nebraska on Highway 2, then 1 mile North on Rd 78 and ½ mile east on a trail road (which is Dakota Road - dedicated but not maintained). Or 7 miles West on Hwy 2 to Former Beet dump, then ½ mile North on old trail Road.

**Legal Description:** NE 1/4 Section 12, Twp. 27N, Range 51 West of the 6<sup>th</sup> P.M. Box Butte County, Nebraska.

**Real Estate Tax Information:** 2019 Taxes are \$3,549.96 on 166 acres. Taxing on 135.62 Irrigated acres and 30.38 Dryland acres. Appraised value for taxes is \$421,000.00, (Don't let this effect what you are willing to pay)

**Irrigation Equipment:** The farm has a 1988 Lockwood 10 tower center pivot sprinkler, with a newer Reinke panel, and 75 h.p. electric motor.

**NRD Info:** 132.3 Certified acres. Well #G-143245. The irrigation was redrilled in 2012 with a depth of 410 feet, 800 gallons per minute and a pumping level of 235 feet, static level was at 210 feet.

**Farm Service Agency Information:** 132 Acres under pivot, 32.4 Acres Dryland. Farm Land is 168.37 acres DCP Cropland is 168.37 acres. Wheat base is 10.41 acres and PLC yield of 49 bushel, 83.89 Acres corn base with a PLC Yield of 143 bushel.

**Soils:** Keith loam 24.0%, Alliance loam 21.1%, Rosebud Canyon complex, 20.1%, Duroc loam 24%

**Possession:** Buyer will have Full Possession on Closing.

**Sale Day Deposit:** \$40,000.00

