

# SECTION 29: 340 Acres +/-

**Two proven producing pivot irrigated farms. Just 1 mile off of Highway 87 providing good access to markets. Both pivots are in good operating condition. This Farm also provides recreation opportunity with great hunting potential. Crop Ins. Proven yield to 2019 was 195 bu. For Corn!**

## **The Farm has good productive soils!**

**Land Located:** This farm is located 11 miles north of Alliance Nebraska on Hwy 87 to Gage Road then 1 mile west to the southwest corner.

**Legal Description:** S ½ of Section 29 Twp. 27N, Range 47 West of the 6th PM in Box Butte County, NE.

**Real Estate Tax Information:** 2019 Taxes on 339.9 acres are 10,201.58. Taxing on 260.51 Irrigated acres and 63.59 Dryland acres, 4.23 acres of roads, and 11.57 acres in waste. Appraised value for taxes is \$912,400.00.

Tax ID#070105774. (Don't let this effect what you are willing to pay)

**Irrigation Equipment:** This farm is irrigated by 2 center pivot sprinklers, each with it's own well. There is a 1995 Valley 8000 - 7 Tower pivot on the west side and a 1982 Lockwood 9 tower pivot on the east side. The pivots are equipped with a variety of tires necessary for low areas. The Lockwood pivot had new Tower Boxes in 2019. The irrigation pumps are powered by 75 Hp. (W) and 100 Hp. (E) electric motors.

**NRD Info:** 264 Certified acres. Well #'s G-055355 & G-122933. There are 2 irrigation wells supplying the center pivots drilled in 1976 & 2003 with a depth of 360 feet each, 750 & 780 gallons per minute and a pumping level of 172 & 206 feet, static level was 78' and 83'.

**Farm Service Agency Information:** 258 Acres under pivot (128 acres west and 130 acres east), 59.52 Acres Dryland. Farm Land is 335.31 acres DCP Cropland is 330.13 acres. Wheat base is 81.05 acres and PLC yield of 69 bushel , 104.97 Acres corn base with a PLC Yield of 157 bushel.

**Soils:** Primarily Alliance, Duroc and Hemingford Loam.

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

**Sale Day Deposit:**  
\$40,000.00 (per 170 Acre Qtr.)

