

SECTION 35: 300 Acres +/-

Very appealing half section of farm ground. Topography is nearly flat and the ground has had very good stewardship. This will be a very good long time producer for the new owner. Crop Ins. Proven yield to 2019 was 211 bu. for Corn! With more modern irrigation equipment, this will be a highly respected farm!

Land Located: This farm is located 10 miles north of Alliance, Nebraska on Hwy. 87 to Grant Road then 1 & 1/2 miles west to the southeast corner.

Legal Description: W 1/2 Section 35, Twp. 27N, Range 48 West of the 6th PM in Box Butte County, NE.

Real Estate Tax Information: 2019 Taxes on 300.06 acres are 9,217.42. Taxing on 240.52 Irrigated acres and 53.52 Dryland acres, 6.02 acres of roads. Appraised value for taxes is \$838,200.00, (Don't let this effect what you are willing to pay)

Irrigation Equipment: North circle is a 2003 7 tower T&L Center Pivot. The South Pivot is a 1985 7 Tower T&L Center Pivot. The wells are tied together to run either pivot. These pivots have been in operating condition, they will more than likely need updated in the future. 100 Hp. Electric Motor (S), & a 75 Hp. Electric Motor (N). Ag Sense Equipment owned by Tenant.

NRD Info: 247.5 Certified acres. Well #'s G-040939 & G-122934 . There are 2 irrigation wells supplying the center pivots drilled in 1974 & 2003 with a depth of 435 & 440 feet, 2,000 & 1159 gallons per minute and a pumping level of 205 & 262 feet, The static level was 94' and 132'. (1 chemigation valve must be replaced before use next farming season)

Farm Service Agency Information: 244 Acres under pivot, 55.71 Acres Dryland. 294.71 acres Farm Land, 294.71 acres DCP Cropland. Wheat base is 72.36 acres and PLC yield of 69 bushel, 93.72 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: \$80,000.00

