

# LAND FOR SALE



**316.92 TOTAL ACRES, TWO PIVOTS, 222 AC UNDER PIVOT**

**LOCATION:** From Hemingford 3.5 miles West on Hwy 2, then South on CR 74 6 Miles to Northeast Corner or from Berea West on Jefferson Road 8 1/2 miles to Southeast Corner.

**LEGAL DESCRIPTION:** East 1/2 of Section 16-26-50. 316.92 Total Acres

**2022 TAXES:** \$7,245.26

**FARM SERVICE AGENCY:** 312.5 Total DCP Cropland Acres. Wheat base PLC Yield 45bu., base acres 212.40. Corn PLC Yield 147 base acres 3.4. Currently 192 acres of seeded Wheat for 2023 Harvest!

**IRRIGATION & WELLS:** North Pivot is a 2018 GPS Equipped Reinke 10 tower, 5 outside towers have 16.00R20 Tires. South Pivot is a 7 tower Zimmatic, new sprinkler package in 2021. Both pivots run on same well and pumps steady at 800 gpm. The center well is used as Stock Well.

**NRD INFORMATION:** 216 Certified Irrigated Acres with 67.7 inches available for 2023-2024.

**CROP INSURANCE:** Shall be assumed by the Buyer for the 2023 crop on the Landlord's share (if applicable). Crop Insurance is carried through Farm Credit Services in Alliance.

**MINERALS:** The Sellers are reserving a 1/2 Non-Participating Royalty Interest in owned Oil, gas and minerals for 20 years.

**POSSESSION:** Buyer will have full possession on closing subject to the Seller's expenses on the land seeded to wheat for the 2023 harvest. Currently 192 acres of seeded Wheat.

**TENANCY:** The current Owner is the Operator and is flexible regarding possession. He would be interested in "Custom Farming" the land for the new Buyer. Or, may entertain a Crop Share or Cash Rent per acre. The planted wheat is negotiable as to possession: the buyer may buy the crop or receive a 2/3 Tenant's share upon paying for 2/3 of the costs of fertilizer applied to the crop.

**For information go to [www.farmauction.net](http://www.farmauction.net) or call 308-262-1150 for Darrell or Del Ray Kraupie, (Listing Agents).**

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this year!**

**NOTE:** This Information Was Obtained from Sources Deemed to Be Reliable, But Is Not Guaranteed. Interested parties should and are expected to conduct their own analysis. All Agent's representing Kraupie's Real Estate & Auctioneers are working as Seller's Agents.

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**farmauction.net**  
915 Main St • Bridgeport, NE 69336  
308-262-1150 • [kraupie@farmauction.net](mailto:kraupie@farmauction.net)

