

**Sale Name:** Phelps County, NE Irrigated Farms

**LOT 1 - Tract 1**



**Description**

Total Acres (Per Assessor) – 77.27 +/- Tax Assessed Acres

Irrigated Acres – 73.98 +/-

Other Acres – 3.29 +/-

**Legal Description** - Pt. Northwest Quarter (NW<sup>1</sup>/<sub>4</sub>) of Section Twenty (20), Township Eight (8) North, Range Nineteen (19) West of the 6th P.M., Phelps County, Nebraska

**Estimated Property Taxes** – \$3,900.00

**FSA Information** (Tract 1 & 2 Combined)

Total Cropland Acres: 231.45 +/-

Corn – 207.5 Base Acres – 194 PLC Yield

Soybeans – 12.6 Base Acres – 58 PLC Yield

\*Base acres from Tract 1 & 2 are combined. Base acres to be reconciled after closing. Final calculations to be completed by FSA. No wetland determination has been completed.

**Irrigation Information**

- Located in the Tri-Basin NRD and has certified irrigation rights for 73.98 acres.
- 29 CNPPID contract acres.

**Irrigation Equipment**

- Well # G-023363, drilled 10/1964, 1,000 gpm, 43' static level, 57' pumping level, 95' well depth.

- 2008 Reinke 6 tower pivot, 800 gpm @ 32 psi.
- 40hp electric well motor.

**Quantity: 1**



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