

Sale Name: Phelps County Irrigated Farms

LOT 1 - Tract 1: Irrigated Farm



Description

Tract 1 – 140.907 +/- Acres (Per Assessor)

- Irrigated Acres – 136.692 +/-
- Grassland/Other Acres – 4.215 +/-

Real Estate Taxes – \$9,771.86

Legal Description – Pt. Southwest 1/4 Section 11, Township 5 North, Range 19 West

Irrigation Information – Located in the Tri-Basin Natural Resource District and has certified irrigation rights for 136.692 acres.

Irrigation Equipment

- Well G-024222 drilled in June 1965, 1,000 gpm, 226' static level, 250' pumping level, 270' well depth.
- Pivot, power unit, tanks, pipe, surge valve, well shed and filter at pivot point owned by current tenant.

FSA Information

- Total Cropland Acres: 135.19
- Corn – 133.6 Base Acres – 187 PLC Yield
- Total Base Acres – 133.6

Driving Directions – From Holdrege, travel approximately 2.5 miles southwest on Highway 6/34 to 730 Road. Head west 1.5 miles to J Road. The farm will be on the northeast corner of J Road and 730 Road.

Quantity: 1



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