

Sale Name: Phelps County Irrigated Farms

LOT 2 - Tract 2: Irrigated Farm



Description

Tract 2 – 156.925 +/- Acres (Per Assessor)

- Irrigated Acres – 141.831 +/-
- Dryland Acres – 6.063 +/-
- Grassland/Other Acres – 9.031 +/-

Real Estate Taxes – \$9,669.36

Legal Description – Southwest 1/4 Section 14, Township 5 North, Range 19 West

Irrigation Information – Located in the Tri-Basin Natural Resource District and has certified irrigation rights for 141.831 acres.

Irrigation Equipment

- Well G-020404 drilled in May 1959, 1,200 gpm, 208' static level, 215' pumping level, 272' well depth.
- Electric well motor, pivot, tanks, pipe, well shed and variable frequency drive owned by current tenant.

FSA Information

- Total Cropland Acres: 148.51
- Corn – 82.07 Base Acres – 193 PLC Yield
- Soybeans – 61.89 Base Acres – 61 PLC Yield
- Total Base Acres – 143.96

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 and travel 1/2 mile south on J Road. The farm will be on the east side of the road.

Quantity: 1



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