

Sale Name: Kearney County Irrigated Farms

LOT 1 - Tract 1



Description

Total Acres (per survey) - 316.04 +/-

- Pivot irrigated farm with 5 pivots (2-7 tower pivots & 3-3 tower pivots).
- Recently completed drainage improvement project in the southwest corner.
- Recently completed installation of water meters per Tri-Basin NRD guidelines.

Estimated Property Taxes - \$13,100

Legal Description - NE 1/4 (less building site) & SE 1/4 of Section 22-T5N-R13W of the 6th p.m., Kearney County, Nebraska

FSA Information

Irrigated Acres - 297.54 +/-

Non-Irrigated Acres - 10.66 +/-

Total Cropland Acres: 308.2 +/-

Corn - 282.4 Base Acres - 186 PLC Yield

Soybeans - 20.0 Base Acres - 55 PLC Yield

Total Base Acres - 302.4

Additional Information

- Subject to 2022 custom farming lease.
- 5.80 Acre building site (house, machine shop, bin site) not included in the sale.

Irrigation Information - Located in the Tri-Basin Natural Resource District and has certified irrigation rights for 309.08 +/- acres.

Well Information

- Well #1 (SE 1/4) - G-061963 drilled in May of 1979, 2,000 gpm, 147' static level, 218' pumping level, 233' well depth
 - 2004 Cummins diesel 6 cylinder motor
 - All diesel tanks and chemical tanks at the well sites are included in the sale of this tract
 - Natural gas is available
 - 10" Fairbanks morse pump
 - 100 HP Amarillo gearhead
- Well #2 (NE 1/4) - G-062875 drilled in May of 1996, 2,000 gpm, 134' static level, 196' pumping level, 232' well depth
 - 2012 Cummins diesel 4 cylinder motor
 - All diesel tanks and chemical tanks at the well sites are included in the sale of this tract
 - Natural gas is available
 - 10" American marsh pump
 - 80 HP Amarillo gearhead

Pivot Information

- 7 tower 2005 Zimmatic pivot & 2-3 tower 2005 Zimmatic pivots serviced by well #1
- 7 tower 2005 Zimmatic pivot & 1-3 tower 2005 Zimmatic pivot serviced by well #2
- 3 tower pivot in the center of the section goes with tract 1, per survey easement. (available upon request)

Property Directions - From the town of Norman in eastern Kearney County, travel 6 miles south on 40 Road to D Road. Turn east and go 2 miles to 42 Road. Tract 1 is located on the southwest corner of D Road and 42 Road.

Quantity: 1



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