

**Sale Name:** Nuckolls County Irrigated Farm

**LOT 1 - Irrigated Farm**



**Description**

**Legal Description** - SW 1/4 of Section 14-T4N-R5W of the 6th p.m., Nuckolls County, Nebraska

**Property Taxes** - \$5,500.86

**Total Acres (per assessor)** - **154.93 +/-**

**Irrigation Information**

Located in the Little Blue Natural resource district and has certified irrigation rights for 146.93 acres.

**Irrigation Equipment**

- Well G-023562 drilled 12/18/1964, 1,450 gpm, 88' static level, 117' pumping level, 234' well depth, 75 HP US electric motor.
- 7 Tower 2015 Reinke pivot
- Southeast corner is currently gravity irrigated. Irrigation pipe belongs to custom farm operator.

**FSA Information**

Irrigated Acres - 134.48 +/-

Dryland Acres - 16.44 +/-

Total Cropland Acres: 150.92 +/-

Corn - 149.1 Base Acres - 190 PLC Yield

Grain Sorghum - 1.4 Base Acres - 92 PLC Yield  
Total Base Acres - 150.5

### **Grain Bin Information**

- 5 grain bins with aeration floors, fans, and unloading augers.
- Total capacity of the 5 grain bins is 49,000 bushels.

### **Current Leases**

- Subject to 2022 custom farming lease.

**Property Directions** - From Highway 4 and Road 4900 on the west edge of Davenport, travel 2 miles west on Highway 4 to Road 4700. The property is located on the northeast corner of Highway 4 and Road 4700.

**Quantity:** 1



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