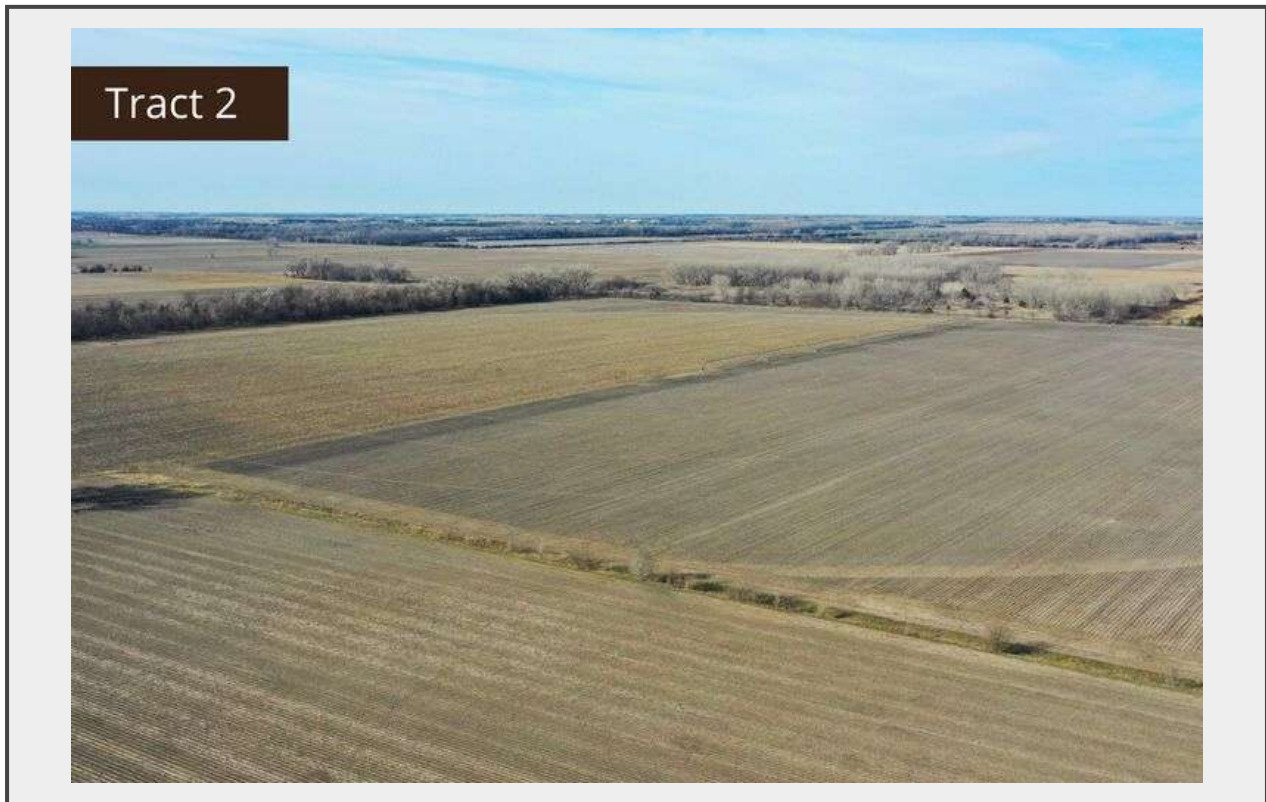


**Sale Name:** Nance County, NE Farms

**LOT 2 - Tract 2**



**Description**

This is a productive, pivot irrigated tract of land, with most of the farm having certified irrigated acres. This is a certified organic tract of land that is conveniently located near elevators and ethanol plants. The pivot system is well-maintained. The northwest corner of the property is an ideal spot for deer hunting. A survey will be conducted to determine exact acres and boundaries.

Total Estimated Acres – 201 +/-

Irrigated Acres – 135.96 +/-

Dryland Acres – 39.04 +/-

Grass Acres – 12 +/-

Recreational Acres – 12 +/-

Other Acres – 2 +/-

**Legal Descriptions**

Pt. of the SE1/4 of Section 31, Township 16 North, Range 5 West, East Newman 137

NE1/4 of Section 31, Township 16 North, Range 5 West, East Newman 137

Estimated Property Taxes – \$ 8,801.82

**Irrigation Information**

Located in the Central Platte NRD and has certified irrigation rights for 135.96 acres.

**Irrigation Equipment**

- Reinke center pivot
- 13 – Irrigation wells

Estimated FSA Information

Total Cropland Acres: 172.12 +/-

Corn – 132.12 Base Acres – 125 PLC Yield

Soybeans – 11.94 Base Acres – 33 PLC Yield

Wheat – 2.12 Base Acres – 35 PLC Yield

Grain Sorghum – .14 Base Acres – 65 PLC Yield

Total Base Acres – 146.32

Property Directions

Go south of Fullerton on Highway 14 to 555th Road. Turn and go east approximately 2 miles to 290th Avenue. Turn and go south roughly 2 1/2 miles. The property is on the west side of the road.

**Quantity: 1**



<https://bid.agwestland.com/>