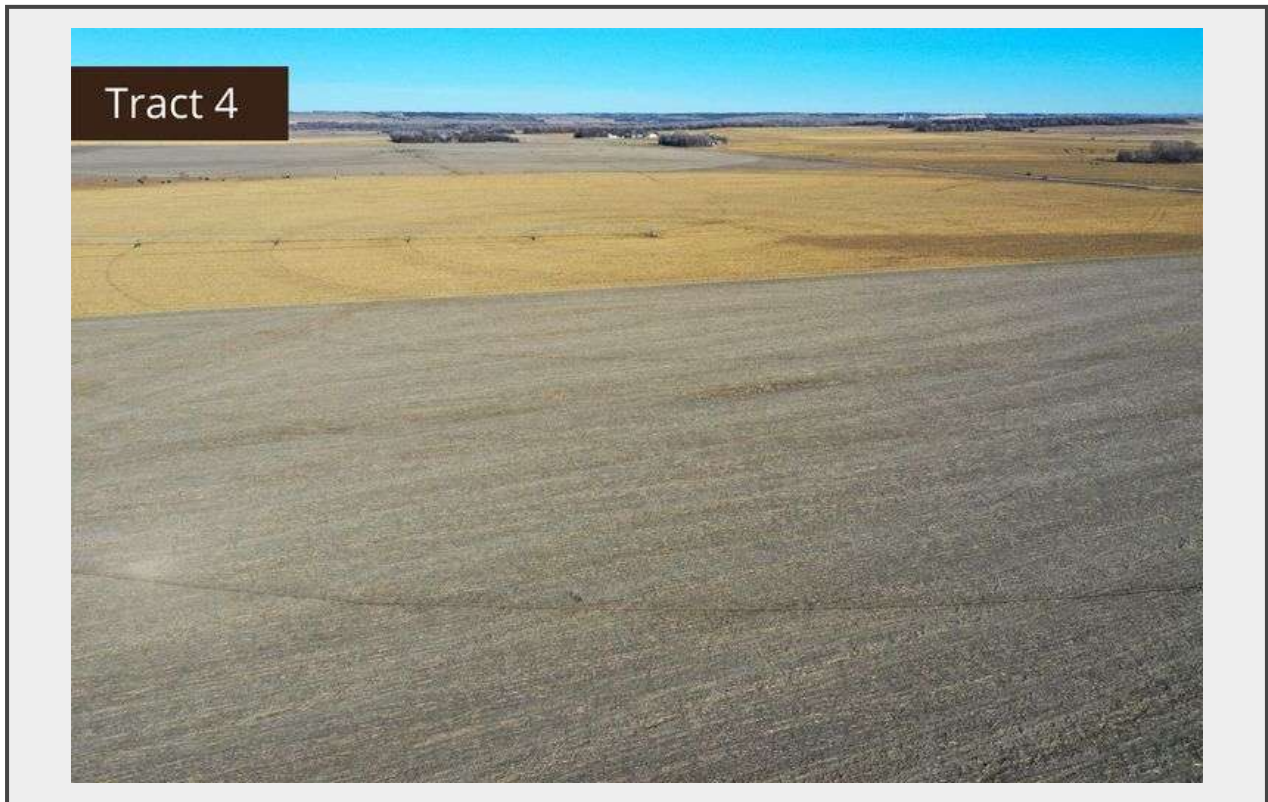


**Sale Name:** Nance County, NE Farms

**LOT 4 - Tract 4**



**Description**

This is a highly productive, pivot-irrigated quarter. There is a machine shed, outbuilding, and 3 silos. If expanding your operation is in your plans, come take a look at this farm.

Total Acres (Per Assessor) – 157 +/-

Irrigated Acres – 141.3 +/-

Dryland Acres – 6 +/-

Grass Acres – 1.78 +/-

Other Acres – 7.92 +/-

**Legal Description**

Pt. of the SE1/4 of Section 15, Township 16 North, Range 5 West, East Newman 133

Property Taxes – \$ 7,528.76

**Irrigation information**

Located in the Central Platte NRD and has certified irrigation rights for 141.3 acres.

**Irrigation Equipment**

- T&L irrigation pivot
- 12 – Irrigation wells

**Additional Information**

The acreage next to tract 4 is not included in the auction but has an irrigation well for tract 4. A credit will be given to the buyer in the amount of \$26,150 (per a bid from Grosch Irrigation) for the drilling of a new well and pump on tract 4. There currently is

a drill permit, but the irrigation company could not get the work done prior to the auction. The buyer will have access to the existing well on the acreage until the new well is drilled. Any repairs needed for the well will be the responsibility of the buyer.

**FSA Information**

Total Cropland Acres: 152.03 +/-

Corn – 112.9 Base Acres – 125 PLC Yield

Soybeans – 10.2 Base Acres – 42 PLC Yield

Wheat – 1.8 Base Acres – 35 PLC Yield

Grain Sorghum – 0.1 Base Acres – 64 PLC Yield

Total Base Acres – 125

**Property Directions**

Take Highway 14 south of Fullerton to 555 Road. Go east roughly 2 miles to 280th Avenue. Go 1/2 mile north to S. 550th Street. Travel east on S. 550th Street approximately 3 miles. The property is located on the north side of the road.

**Quantity: 1**



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