

Phelps County Irrigated Farmland



Phelps17



- Nearly level, irrigated farm in Phelps County
- Approximately 95% Class I soils • Offers great access
- Great opportunity to add to your land holdings!
 - Subject to 2021 farm lease

Property Acres - 142.929 +/-

Irrigated Acres - 139.54 +/- Other Acres - 3.39 +/-

Legal Description

Part of the NW1/4 Section 2, T6N, R20W of the 6th P.M.

Property Taxes - \$7,912.38

Price- \$1,200,000.00



Directions: From Bertrand take 738 Road east approximately 3 miles. The farm is located on the southeast corner of D Road and 738 Road.

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FSA Information
Cropland Acres - 136.64

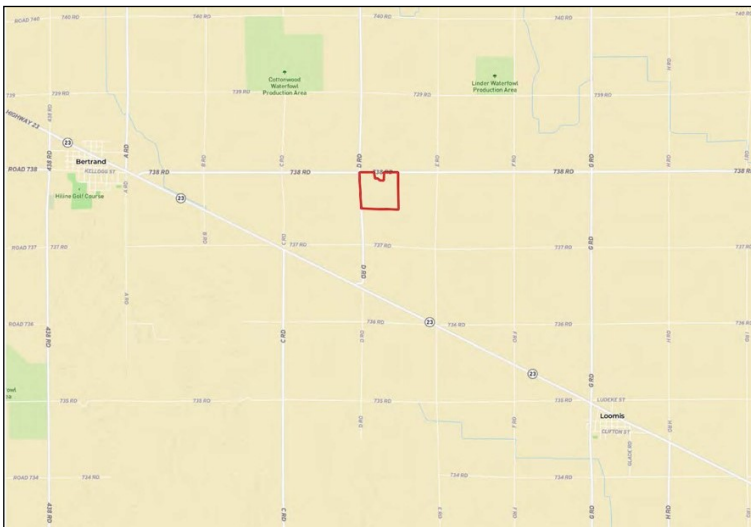
Crop	Base Acres	PLC Yield
Corn	131.7	189
Soybeans	3.6	58
Total Base Acres	135.3	

Irrigation Information

#G-058356, drilled in 1977, 222' well depth, pumping 1,100 gpm, 90' static water level, 145' pumping level

Located in the Tri-Basin NRD and has certified irrigation rights for 139.54 acres

*Tenant owns irrigation pivot, electric well motor, and irrigation pipe



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