



146.33+/- Acres

IRRIGATED FARMLAND

Nance County, NE

Offered at \$834,081

Nice pivot-irrigated farm containing all class II soils consisting of mainly Lamo-saltine complex and Leshara silt loam soils.

This property is located close to multiple elevators & ethanol plants, and is open for the 2023 crop year.



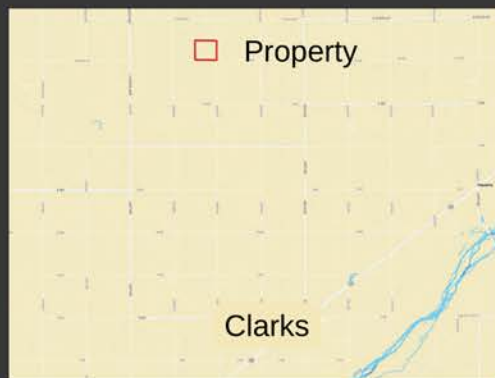
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Total Acres: 146.33 +/-
Irrigated Acres: 110.60 +/-
Dryland Acres: 33.90 +/-
Other: 1.83 +/-



AERIAL MAP



Property Improvements:

- 1 - submersible well
- 2 - western landroller irrigation pumps with pulley heads
- 7 Tower early 2000 T&L pivot
- Roughly 510 ft. of 6" diamond plastic pipe with 30" gates, 1-6" shutoff, Isuzu Power unit, 500 gallon diesel fuel tank, 15 hp generator, 4 cylinder IH power unit

Legal Description:

Pt of Southeast 1/4 & Lots 3 & 4 Section 34, Township 16 North, Range 5 West, Nance County, Nebraska

FSA Info

Cropland Acres: 143.52
Corn: 143.5 Base Acres, 135 PLC Yield
Total Base Acres 143.5

Taxes

\$6,421.82

All owned mineral rights convey

Nance09

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