



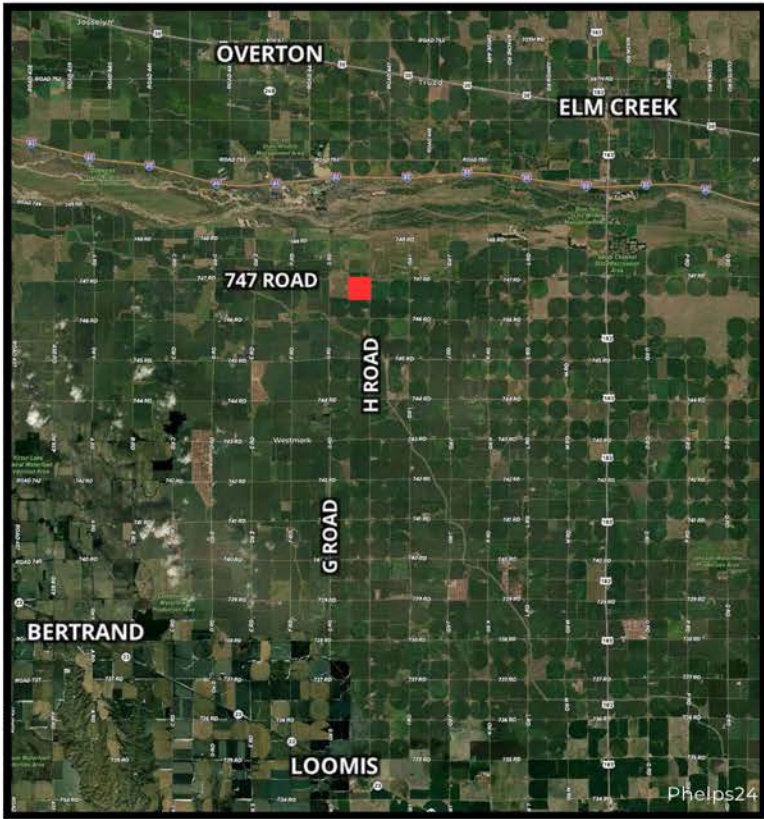
For Sale

PIVOT-IRRIGATED FARM

**154.505 +/- ACRES | PHELPS COUNTY, NE
OFFERED AT \$2,085,817.50 (\$13,500/ACRE)**

This is a great opportunity to add an outstanding pivot irrigated farm to your land holdings. The farm is located in Phelps County, which is known for its fertile soil and favorable climate conditions for crop production. This farm offers good access off a blacktop road, is near several competitive grain markets, and includes all electric irrigation equipment with the sale. A majority of the farm is comprised of productive Class I silt loam soils and is open for the 2024 crop year.

Total Acres (Per Assessor)	154.505 ±
Irrigated Acres	150.262 ±
Other Acres	4.243 ±



LEGAL DESCRIPTION

Northeast 1/4 Section 20, Township 8 North, Range 19 West

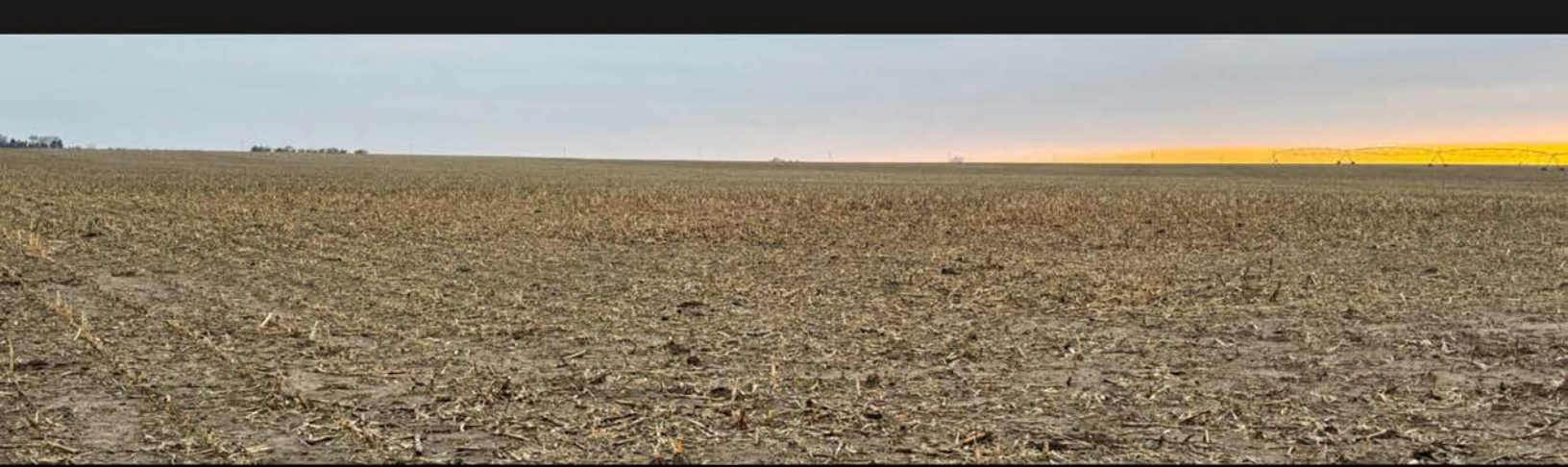
PROPERTY DIRECTIONS

From Loomis travel 12 miles north on the blacktop to 747 Road. Head east 1 mile to H Road. The farm will be on the southwest corner of 747 Road and H Road.

Jeff Moon, LLC
FARM & RANCH SPECIALIST

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FSA INFORMATION

Total Cropland Acres: 153.84 +/-
 Corn - 142.1 Base Acres - 194 PLC Yield
 Soybeans - 8.7 Base Acres - 58 PLC Yield
 Total Base Acres - 150.8

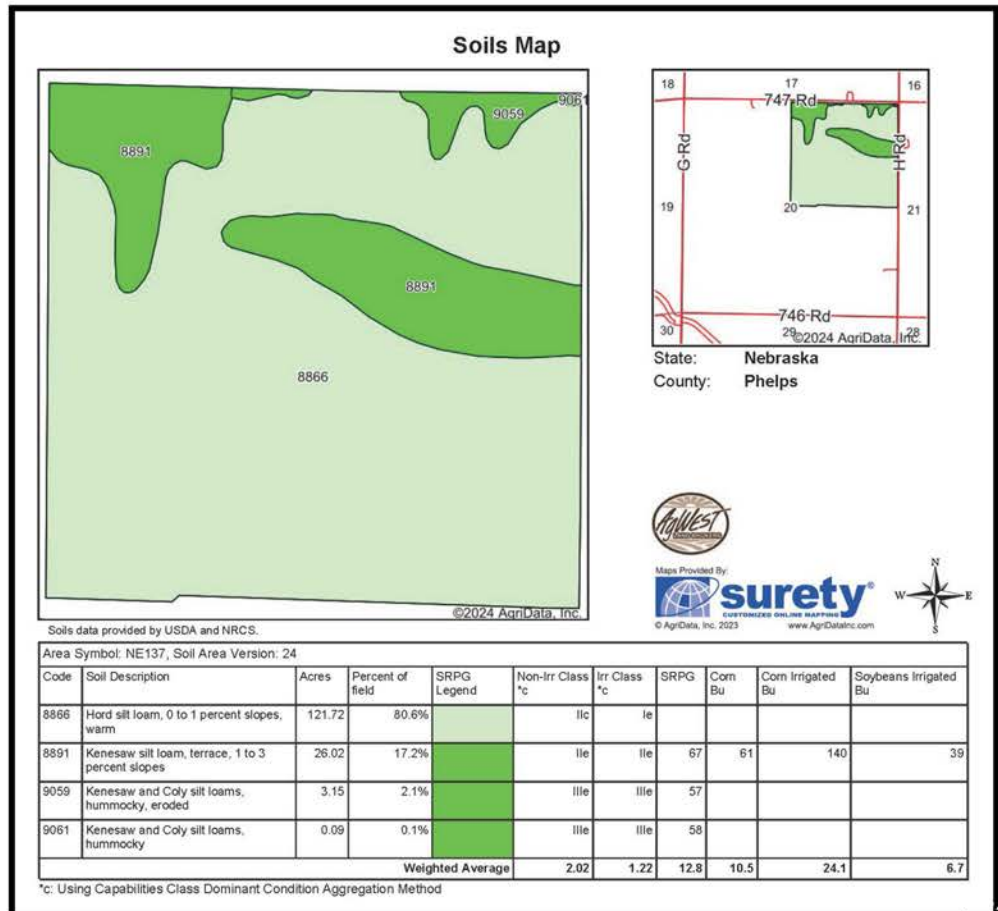
IRRIGATION INFORMATION

- Located in the Tri-Basin Natural Resource District and has certified irrigation rights for 150.26 acres.
- There are 39 acres of CNPPID water.

*All mineral rights owned by seller, if any, to convey to buyer.

IRRIGATION EQUIPMENT

- 2004 Valley 8000 7 tower with 2012 corner system 8099, 835 gpm at 32 psi.
- Well G-020238, drilled 4/8/1959, 850 gpm, 47' static level, 70' pumping level, 80' well depth.
- Submersible motor and pump replaced in 2023.



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