

94.12 +/- ACRES
PIVOT-IRRIGATED



YORK COUNTY
NEBRASKA



OFFERED AT
\$1,270,000

PROPERTY DESCRIPTION

This is an excellent tract of irrigated and dryland farm ground located in a highly productive area. It is located on the outskirts of the city of York so if you are looking for a commercial or housing development property, this would be a great fit for you.



PROPERTY DIRECTIONS

Take Highway 34 west out of York 1 mile to Road K. Turn south and go a little over 1/2 mile. Once you cross the railroad tracks, the property is located on the east side of the road.



KRAIG URKOSKI

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LEGAL DESCRIPTION

Southwest ¼ South of Railroad EXC IRR TRS 12 &
13 of Section 35, Township 11 North, Range 3
West, York County, NE

PROPERTY TAXES

\$6,447.82

TOTAL ACRES (PER ASSESSOR) - 94.12+/-

Irrigated Acres - 67.90+/-

Dryland Acres - 21.74+/-

Grassland Acres - 3.50+/-

Other Acres - 0.98+/-

FSA INFORMATION

Total Cropland Acres - 90.2

Corn - 52.12 Base Acres - 180 PLC Yield

Soybeans - 17.38 Base Acres - 60 PLC Yield

Total Base Acres - 69.5

IRRIGATION INFORMATION

Water Well G-010986

- Drilled in Nov. 1956, 1000 GPM, 70' Static Level, 80' Pumping Level, 123' Well Depth

7 Tower Center Pivot

Located in the Upper Big Blue NRD

67.9 Certified Irrigated Acres

*Crop lease for the 2025 growing season.

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	46.24	49.15	0	69	1
3868	Hastings silt loam, 3 to 7 percent slopes	25.85	27.48	0	68	3e
3866	Hastings silt loam, 1 to 3 percent slopes	9.38	9.97	0	68	2e
3553	Hobbs silt loam, frequently flooded	6.97	7.41	0	54	6w
2836	Uly-Hobbs silt loams, 11 to 30 percent slopes	3.57	3.8	0	61	6e
3982	Hastings silty clay loam, 7 to 11 percent slopes, eroded	1.87	1.99	0	57	4e
9999	Water	0.19	0.2	0	-	-
TOTALS		94.07(7)	100%	-	66.83	2.27

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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