

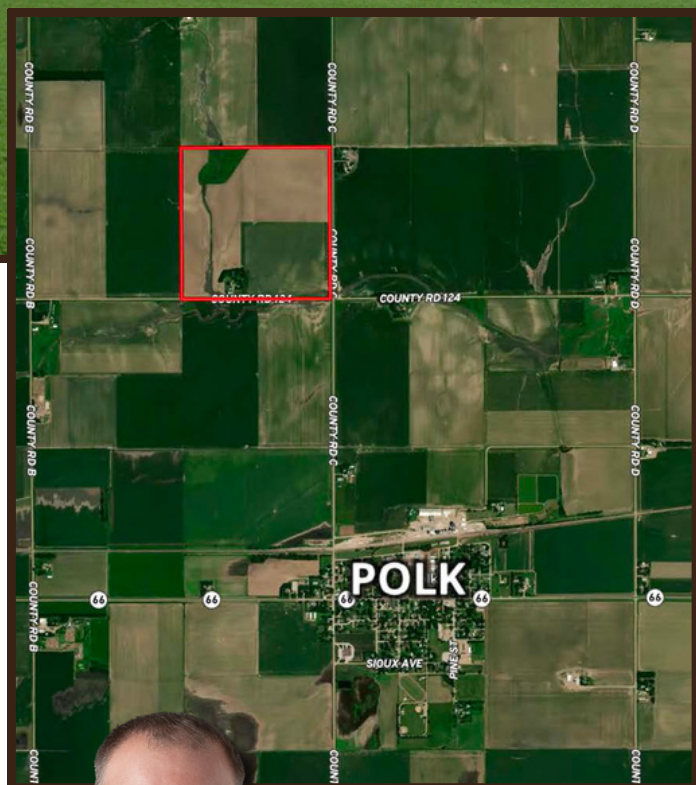
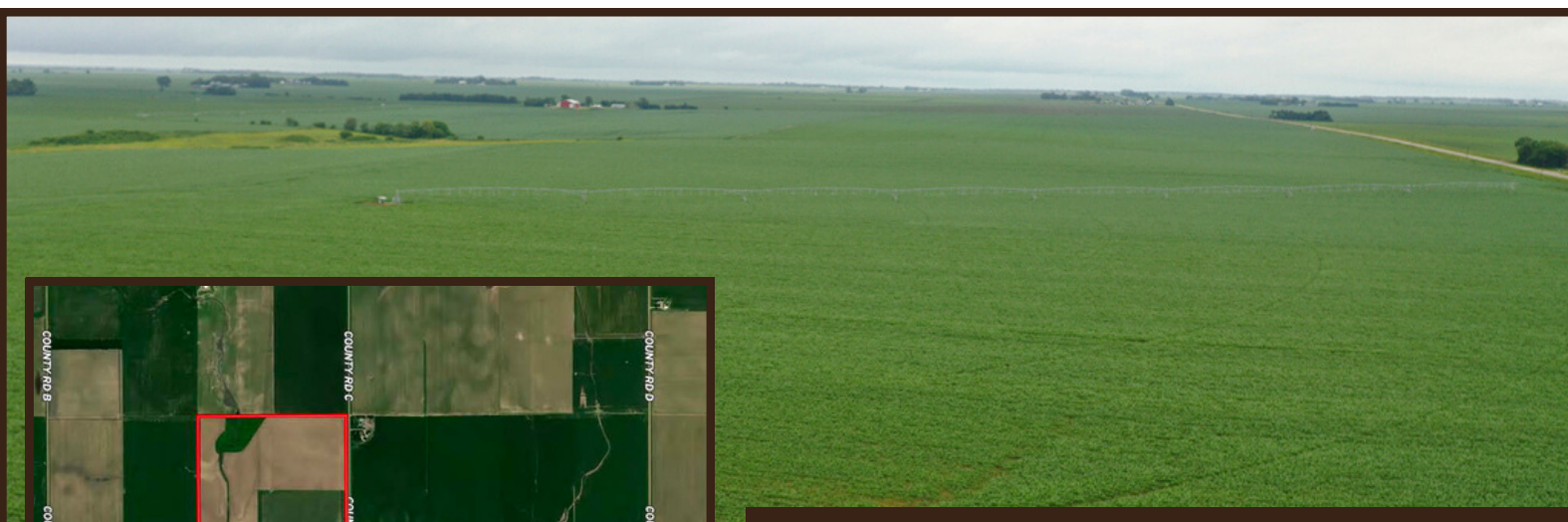
FOR SALE

157.64 +/- IRRIGATED ACRES + ACREAGE

— POLK COUNTY, NEBRASKA —



IF A HIGHLY PRODUCTIVE FARM THAT IS LOCATED IN A GREAT AREA OF NEBRASKA IS IN YOUR FUTURE PLANS, THIS IS THE PROPERTY FOR YOU! WITH THE ABUNDANCE OF WATER AND HIGH YIELDING LAND, THIS IS A GREAT PROPERTY TO ADD TO YOUR OPERATION. THERE IS ALSO AN ACREAGE JUST A HALF MILE OFF OF A BLACKTOP ROAD INCLUDED WITH THIS FARM. COME TAKE A LOOK AT THIS PROPERTY! IT WILL NOT DISAPPOINT.



OFFERED AT

\$1,892,000

PROPERTY DIRECTIONS

TAKE ROAD C BLACKTOP NORTH OUT OF POLK 1 MILE TO ROAD 124. TURN LEFT AND THE PROPERTY IS LOCATED TO THE NORTH.



KRAIG URKOSKI
FARM & RANCH SPECIALIST
CLARKS, NEBRASKA
KRAIG.URKOSKI@AGWESTLAND.COM
(308) 548-8431



TOTAL ACRES (PER ASSESSOR) - 157.64 +/-

- IRRIGATED ACRES - 151.98 +/-
- OTHER ACRES - 1.95 +/-
- ACREAGE - 3.72 +/-

LEGAL DESCRIPTION

SOUTHEAST QUARTER (LESS COUNTY ROAD) SECTION 17, TOWNSHIP 13 NORTH, RANGE 4 WEST, POLK COUNTY, NEBRASKA

PROPERTY TAXES

\$6,332.08

IRRIGATION INFORMATION

WELL G-081024

- DRILLED 3/28/94, 1,000 GPM, 90' STATIC LEVEL, 140' PUMPING LEVEL, 280' WELL DEPTH, 60 HP ELECTRIC MOTOR

LATE 1990S VALLEY PIVOT IN GOOD SHAPE.

IRRIGATION PUMP WAS PULLED IN JUNE 2016 BY HENDERSON IRRIGATION AND COMPLETELY REBUILT.

LOCATED IN UPPER BIG BLUE NRD - 151.98 CERTIFIED IRRIGATED ACRES

FSA INFORMATION

TOTAL CROPLAND ACRES - 150.96

WHEAT - 6.9 BASE ACES - 37 PLC YIELD

CORN - 107.7 BASE ACRES - 151 PLC YIELD

GRAIN SORGHUM - 3 BASE ACRES - 78 PLC YIELD

SOYBEANS - 10.7 BASE ACRES - 51 PLC YIELD

TOTAL BASE ACRES - 128.3

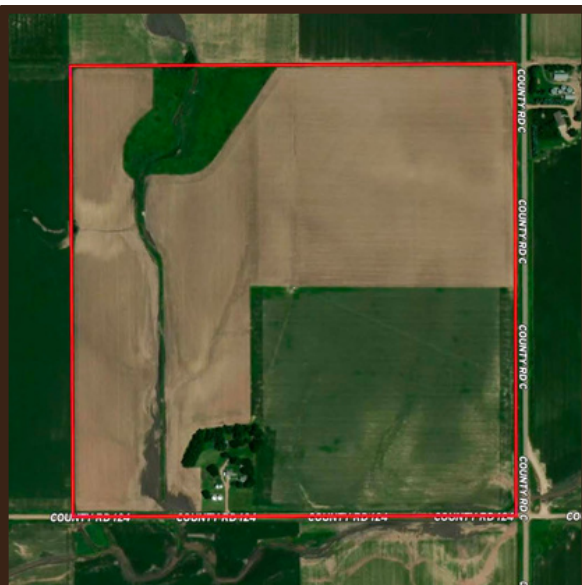
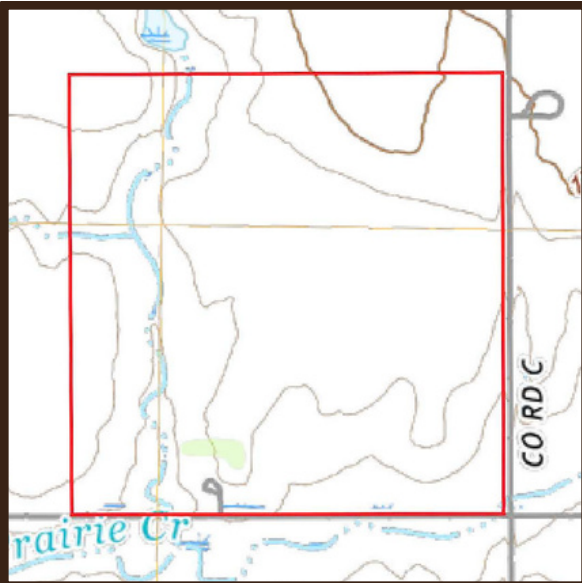
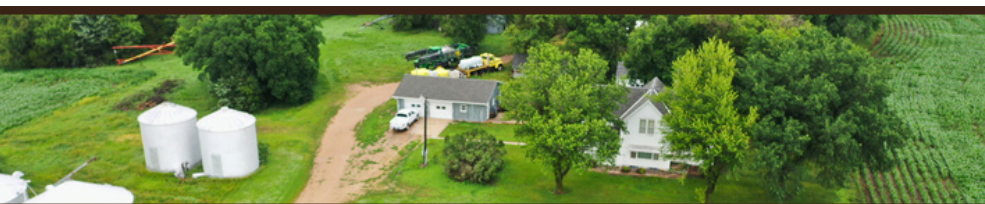
HOUSE INFORMATION

- 4 BEDROOM
- 1 BATHROOM
- 2,070 SQUARE FOOTAGE
- AN OLD HOUSE THAT WILL NEED SOME WORK

STORAGE/BARN

- LARGE CHICKEN HOUSE IN GREAT SHAPE
- DETACHED LARGE 2-CAR GARAGE IN GREAT SHAPE
- OTHER MISCELLANEOUS OUTBUILDINGS
- 5 GRAINS BINS OF ROUGHLY 26,000 BUSHEL STORAGE

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