

77+ ACRES FOR SALE | IRRIGATED FARM HOWARD COUNTY, NE



PROPERTY DESCRIPTION

Great opportunity to add acres to your operation or buy your first farm. This pivot irrigated farm includes the pivot, power unit, and fuel tanks. Heavily wooded areas of the farm provide great wildlife habitat as well! Open for the 2027 crop year. Call Jeff today or scan the QR code for additional farm information.



JEFF MOON, ALC

Farm & Ranch Specialist | Holdrege, NE

Jeff.Moone@AgWestLand.com

(308) 627-2630

ASKING PRICE (\$5,176/ACRE)

\$400,000



PROPERTY DIRECTIONS

From St. Paul, NE, head south out of town on Highway 281. Then, turn east onto Highway 92. After about four miles, head south on Denton Rd. Continue one mile to 10th Ave - the property is to the southwest of this intersection.



LEGAL DESCRIPTION

- E ½ of NE ¼ Exc. 2.73 Ac Cemetery in Section 20, Township 14, Range 9 West

PROPERTY TAXES (2025)

- \$1,809.36

TOTAL ACRES (PER ASSESSOR)

- Irrigated Acres: 52.00+/-
- Dryland Acres: 12.00+/-
- Grassland Acres: 10.47+/-
- Other Acres: 2.80+/-
- Total Acres: 77.27+/-

IRRIGATION INFORMATION

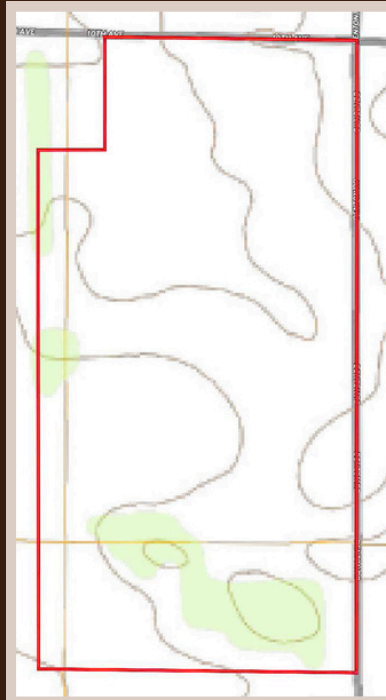
- Irrigation Well G-134594. Drilled in 2005.
 - 1,000 GPM, 44' Static Level, 58' Pumping Level, 151' Well Depth
- Irrigation Pivot & Power Unit
- Located in Lower Loup NRD
- Certified Irrigated Acres: 52

FSA INFORMATION

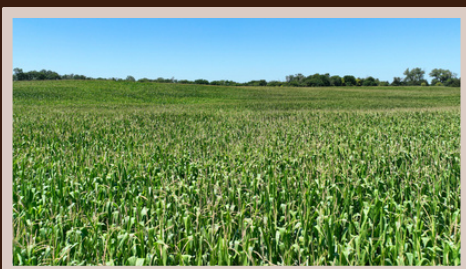
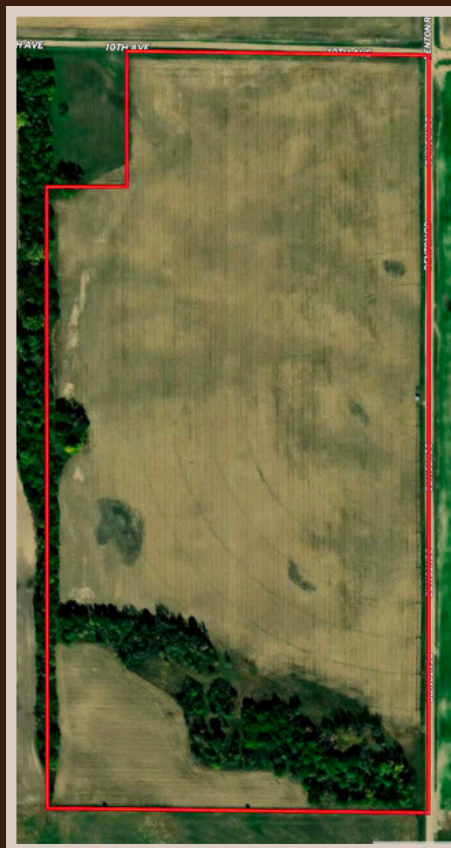
- Total Cropland Acres: 64.03
- Corn: 27.65 Base Acres - 110 PLC Yield
- Soybeans: 27.65 Base Acres - 36 PLC Yield
- Total Base Acres: 55.3

Subject to a 2026 cash rent lease.

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4867	Valentine-Liberty complex, 0 to 9 percent slopes	62.14	80.01	0	35	6e
6703	Thurman loamy fine sand, 2 to 6 percent slopes	7.39	9.51	0	37	4e
4373	Liberty-Boelus loamy fine sands	4.56	5.87	0	51	3e
6532	Loretto complex, 0 to 6 percent slopes	3.37	4.34	0	61	2e
6700	Thurman loamy fine sand, 0 to 2 percent slopes	0.2	0.26	0	37	3e
TOTALS		77.66()	100%	-	37.26	5.45



The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.