



142+/- ACRES IRRIGATED FARM PHELPS COUNTY, NE



Property Directions: Head northwest out of Loomis, NE on Highway 23. Right out of town, turn onto 735 Rd. After 1/2 mile, the farm is on the north side of the road. The northeast corner of the farm is located on the north side of the Highway.

ASKING PRICE
\$1,711,836
(\$12,000/ACRE)

Located on the west edge of Loomis, NE, this 142+/- acre tract offers a great opportunity to acquire highly productive irrigated farmland in the heart of Phelps County. The property includes 139+/- irrigated acres, with State Highway 23 dividing the farm into two tracts and providing convenient access to both parcels. Phelps County is well known for its quality agricultural soils and productive farm ground, making this an attractive addition to an existing farming operation or a strong investment opportunity. With its high percentage of irrigated acres, established agricultural production, and

desirable location near Loomis, this property represents a strong opportunity to acquire quality irrigated farmland in south-central Nebraska.

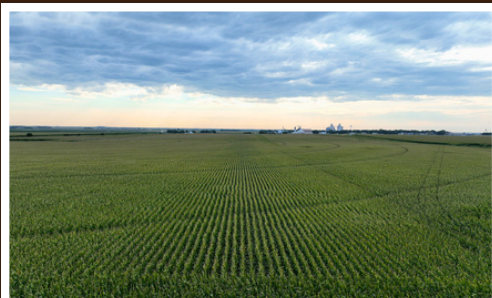
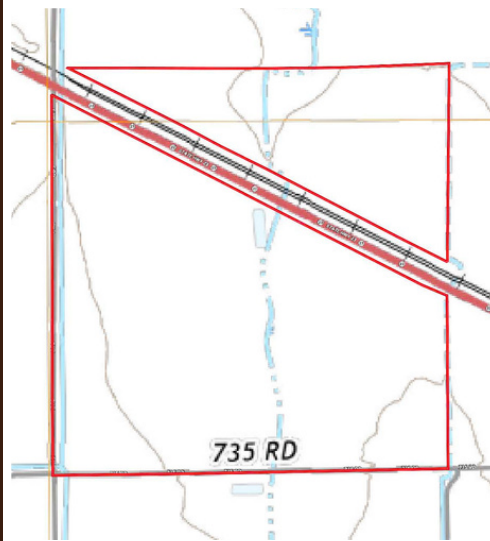
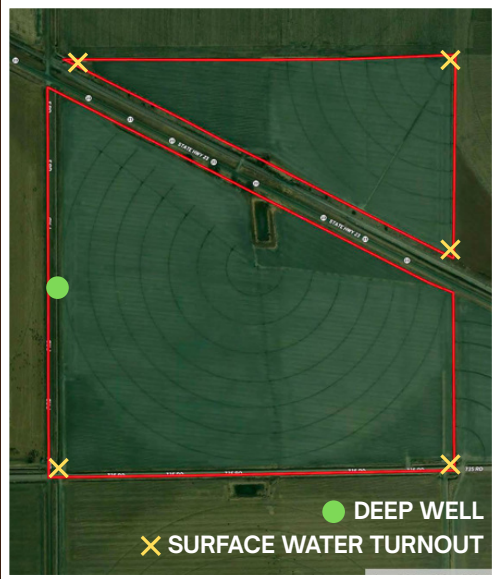


JEFF MOON, ALC

Farm & Ranch Specialist | Holdrege, NE
Jeff.Moon@AgWestLand.com

(308) 627-2630





SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2668	Holdrege silt loam, 1 to 3 percent slopes	100.07	70.25	0	79	2e
2667	Holdrege silt loam, 0 to 1 percent slopes	31.26	21.94	0	80	2e
3560	Hobbs silt loam, overwash, occasionally flooded	8.86	6.22	0	71	2w
4147	Holdrege soils, 3 to 7 percent slopes, severely eroded	2.27	1.59	0	61	3e
TOTALS		142.46 ⁽¹⁾	100%	-	78.44	2.02

Legal Description: SW1/4 of S18, T6N, R19W

Total Acres (per assessor): 142.66+/-

- Irrigated Acres: 138.86+/-
- Other Acres: 3.80+/-

Property Taxes (2025): \$5,560.52

Irrigated Information:

- Well G-136259. Drilled in 2005. 1,200 GPM, 150' Static Level, 180' Pumping Level, 380' Well Depth
- Tri-Basin NRD
- 138.857 Certified Irrigated Acres
- 140 CNPPID Contract Acres
- Seller owns deep well, well and pump.
- Tenant owns all other irrigation equipment.

FSA Information:

- Total Cropland Acres: 134.51
- Corn: 115.4 Base Acres - 177 PLC Yield
- Soybeans: 12.9 Base Acres - 60 PLC Yield
- Total Base Acres: 128.3

The farm is leased for the 2026 season.
All owned mineral rights convey.