

LAND FOR SALE

JACOBS GRAVITY KEARNEY COUNTY, NEBRASKA

Location: 3 miles north of Axtell, NE on gravel road. (351 N Road)

Legal

Description: N1/2 NE1/4 except a tract in the N1/2 N1/2 NE1/4 and except a 5.0 acre improvement site located in the northwest corner, Section 4-T6N-R16W of the 6th P.M., Kearney County, Nebraska

Property

Description: Kearney County assessor indicates a total of 60.9 acres. Farm consists of good quality gravity irrigated cropland with a grain storage facility.

Building

Improvements: Grain storage consisting of 7 metal bins with a total capacity of 71,500 bushels of corn. Six bins at 7,500 bushel capacity each, one bin at 26,500 bushel capacity.

FSA Info:

Kearney County Farm #2250. Total cropland - 60.26 acres. Base acres & yield:
Corn - 38.9 acres with direct yield of 115 bu/acre and counter cyclical yield of 185 bu/acre
Soybeans - 19.6 acre with direct yield of 51 bu/acre and counter cyclical yield of 61 bu/acre
All cropland is considered non-highly erodible by the NRCS.
(Total cropland acreage will decrease approximately 2.0 acres due to the excepted out improvement site consisting of 5.0 acres)



26,500 bu Storage Bin

Irrigation

Information: Water for irrigation is provided by an electric well and a re-use pit.

Well Registration # G-009371
Completion Date 04/30/1957 @ 1,000 gpm
Well Depth 157 ft
Static Water Level 39 ft
Pumping Level 56 ft
Column 8"
Pump Western Land Roller
Power Unit Newman 30 HP Electric
(Well site has been equipped for pivot irrigation.)



Irr Well Site



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Buyers should verify all information, including items of income and expenses.

Soils: Soils consist of Holdrege, Hord, and Butler silt loams, with slopes of 0-1%.

Taxes: 2006 Real Estate Taxes - approximately \$1,810

List Price: \$205,000.00 Cash

Comments: This is a productive, well maintained property located in a strong farming community.

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