

LAND FOR SALE

KAHL FARM NUCKOLLS COUNTY, NEBRASKA

Location: 2 miles west and 1 mile north of Davenport on gravel road. (located on the corner of Y Road and 4700 Road)

Legal

Description: SE1/4 Section 10-T4N-R5W of the 6th P.M., Nuckolls County, Nebraska less land utilized for road and railroad purposes.

Property

Description: Nuckolls County Assessor indicates a total of 158.0 acres. Farm consists of good quality pivot irrigated and dry cropland.

FSA Info:

Nuckolls County Farm #2003, Tract #563. Total cropland - 155.4 acres. Government Base acres:

Corn 77.0 acres with a direct yield of 120 bu/acre and counter cyclical yield of 170 bu/acre
Soybeans 76.8 acres with a direct yield of 43 bu/acre and counter cyclical yield of 51 bu/acre
All cropland is considered non-highly erodible by the NRCS.

Irrigation

Information: Water for irrigation is provided by a well located at the pivot point. Well information is as follows:

Well Registration	G077798
Completion Date	7/14/1993 @ 800 gpm
Well Depth	240 ft
Static Water Level	102 ft
Pumping Level	143 ft
Column	8 inch

(The pump, gearhead, motor, and pivot irrigation system is tenant owned and does not sell with property) The subject property is located in the Little Blue Natural Resource District.

Soils:

The soils consist primarily of Crete silt loam with a small amount of Fillmore silt loam. Slopes range from 0-1%.

Taxes:

2006 Real Estate Taxes - \$3,608.76

Lease

Information: Property sells subject to a 2008 cash farm lease.

List Price: \$520,000.00 **Terms:** Cash

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

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