

LAND FOR SALE

PHELPS COUNTY FARM

SOLD

Location: 3 miles east and 1/2 mile south of Holdrege on gravel road (73126 R Road) [View our Current Listings HERE!](#)

Legal

Description: Lots 11 through 18, Section 6-T5N-R1 W of the 6th P.M., Phelps County, Nebraska

Property

Description: Phelps County Assessor indicates a total of 322.44 acres. Farm consists of pivot and gravity irrigated cropland with dry crop and building improvements.



Building

Improvements: Farm contains a rural improvement site located in the west, that contains the following building improvements and miscellaneous cattle pens:
House - 1,240 sq.ft. ranch style with partially finished full basement. Equipped with central air and heat is provided by a natural gas furnace.
720 sq.ft. garage;
2,560 sq.ft. storage building;
three grain storage bins having a total capacity of 23,000 bushels of corn.

FSA

Information: Phelps County Farm #3988 Total Cropland - 285.6 acres
Government Base Acres: Wheat 68.7 acres @ 40 bu/acre;
Corn 197.9 acres @ 142 bu/acre;
Soybeans 6.6 acres @ 34 bu/acre
(yields are for both direct and counter cyclical payments)



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Irrigation

Information:

	<u>West Well</u>	<u>East Well</u>
Registration	G018114	G010454
Completion	5/25/1956	7/19/1984
Gallorage	1,000 gpm	1,600 gpm
Well Depth	174'	180'
Static water	114'	78'
Pumping	145'	120'
Column	8"	10"
Pump	Western Land Roller	Fairbanks Morse
Gearhead	----	Amarillo, 100 hp
Power Unit	U S Motors 60 hp electric	Caterpillar, 87 hp 4 cylinder diesel (2005)
Pivot	1988 Valley 8 tower with drops	2004 Reinke, 7 tower with drops
Fuel Tank	----	1,000 gallon fuel tank

West Well provides water to the west pivot and to a riser located along the west via underground pipe
(Pivot irrigation system is owned by the tenant, and does not sell with property)

East Well provides water to the east pivot and to three risers via underground pipe.

Pivot irrigation system and power unit is tenant owned, and does not sell with property)

NRD

Information: The farm is located in the Tri-Basin NRD and has a total of 251.73 certified irrigated acres.

Soils: Soils consist of very productive Holdrege silt loam, with lesser amounts of Butler, Hord, and Scott silt loam.

RE Taxes: 2008 Real Estate Tax - \$9,111.14

List Price: **\$925,000** **Cash**

Comments: A very productive farm located in a strong farming community. (Property sells subject to a cash farm lease which terminates February 29, 2012)

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