

# LAND FOR SALE

## Ringgold Potential Pivot Irrigated McPherson County Nebraska

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**Location:** 1 mile east and 1 mile north of Ringgold, NE in McPherson County, Nebraska

**Legal Description:** Pt W1/2 Section 15-T18N-R30W of the 6th PM

**Acres:** Approximately 150 acres which includes 130 certified irrigated acres

**Taxes:** McPherson County Assessor estimates the real estate taxes to be \$590 for 2010

**Land Use:** Currently used for grazing, this property has an irrigation well that would lend itself to the development of pivot irrigation and the opportunities that go with it.

**FSA Info:** There is no FSA base on this property

**Water:** Registered NE well G-041702 drilled 1974 to 355', static water at 130' pumping 800 gpm from 140' at drilling. This well has 130 certified irrigated acre with the Upper Loup Natural Resources District. There are currently no pumping restrictions in this district.

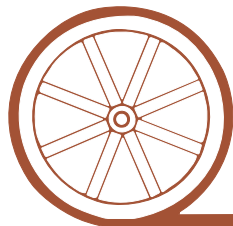
**Soils:** Valentine sand with gently rolling terrain

**Price:** \$110,000 cash

**Comments:** This property is a mile north of Highway 92. The irrigation well has not been used since 1999 except as a stock well with a windmill placed into it for stock water. You are buying the opportunity to improve this property with your center pivot, pump, gear & motor. The property lies in the manner that a 115 -120 acre wiper pivot could be placed upon it.

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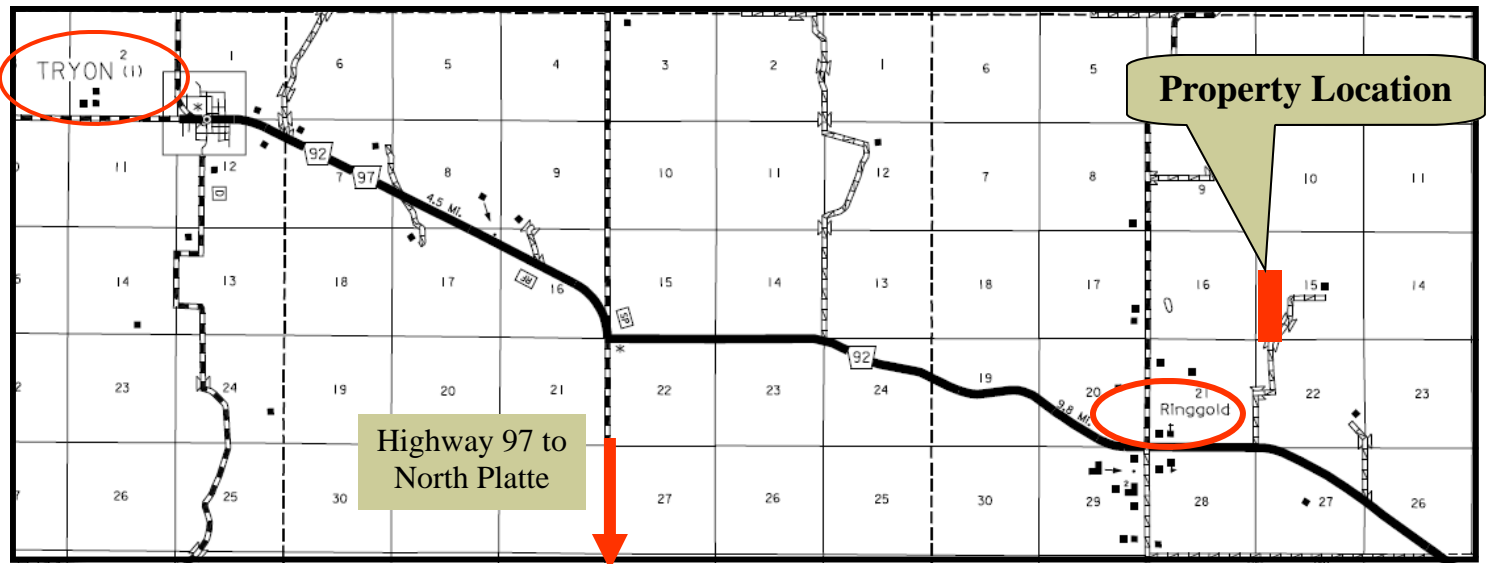
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**The irrigation well is located here.**

**The yellow line represents the offered property. The Seller is willing to work with a Buyer's offer on the proposed boundary. A survey will be required for the property boundary.**

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