

LAND FOR SALE

Total Acres: 161 +/- Acres

Legal Description: Part of the SE1/4 Section 30, T7N, R18W

Driving Directions: From Holdrege, travel 7 miles north on Hwy 183 to 739 Road. Head west 1 mile to M Road. The farm is located on the northwest corner of 739 Road and M Road.

2019 Real Estate Taxes: \$7,214.54

Irrigation Information:

- 7 tower, 2008 Valley 7000 irrigation pivot, 800 gpm @ 32 psi
- Located in the Tri-Basin NRD and has certified irrigation rights for 157.83 acres
- Well Info: #G-063158, drilled in 1980, 140' well depth, pumping 1,300 gpm, 22' static water level, 135' pumping level

FSA Information:

Cropland Acres: 156.45

Corn: 142.6 base acre – 170 PLC Yield

Soybeans: 2.3 base acres – 56 PLC Yield

Grain Sorghum: .5 base acres – 88 PLC Yield



Offered at \$1,350,000

- Nearly level, pivot irrigated farm
- Over 86% Class I Soils
- Full Possession March 1, 2020
- Outstanding farm to add to your land holdings!



Jeff Moon, ALC

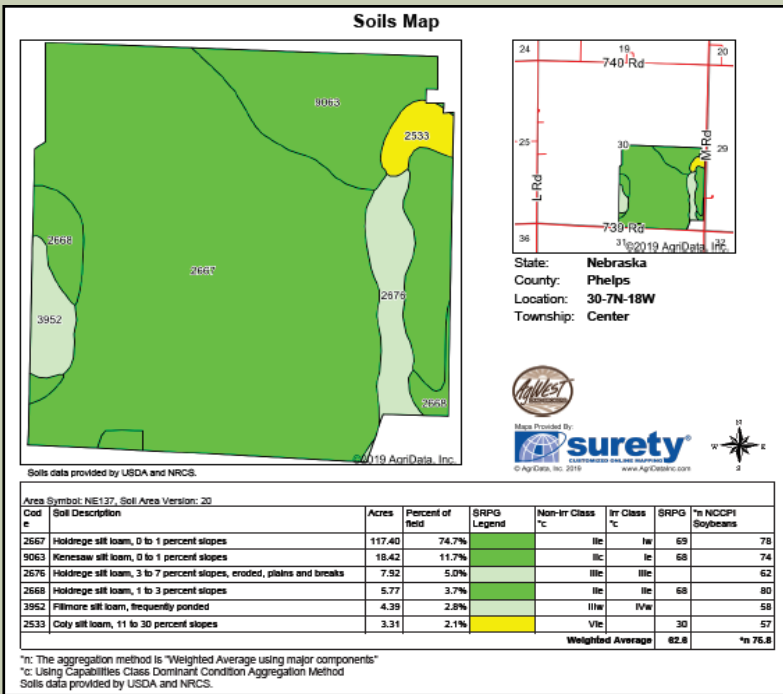
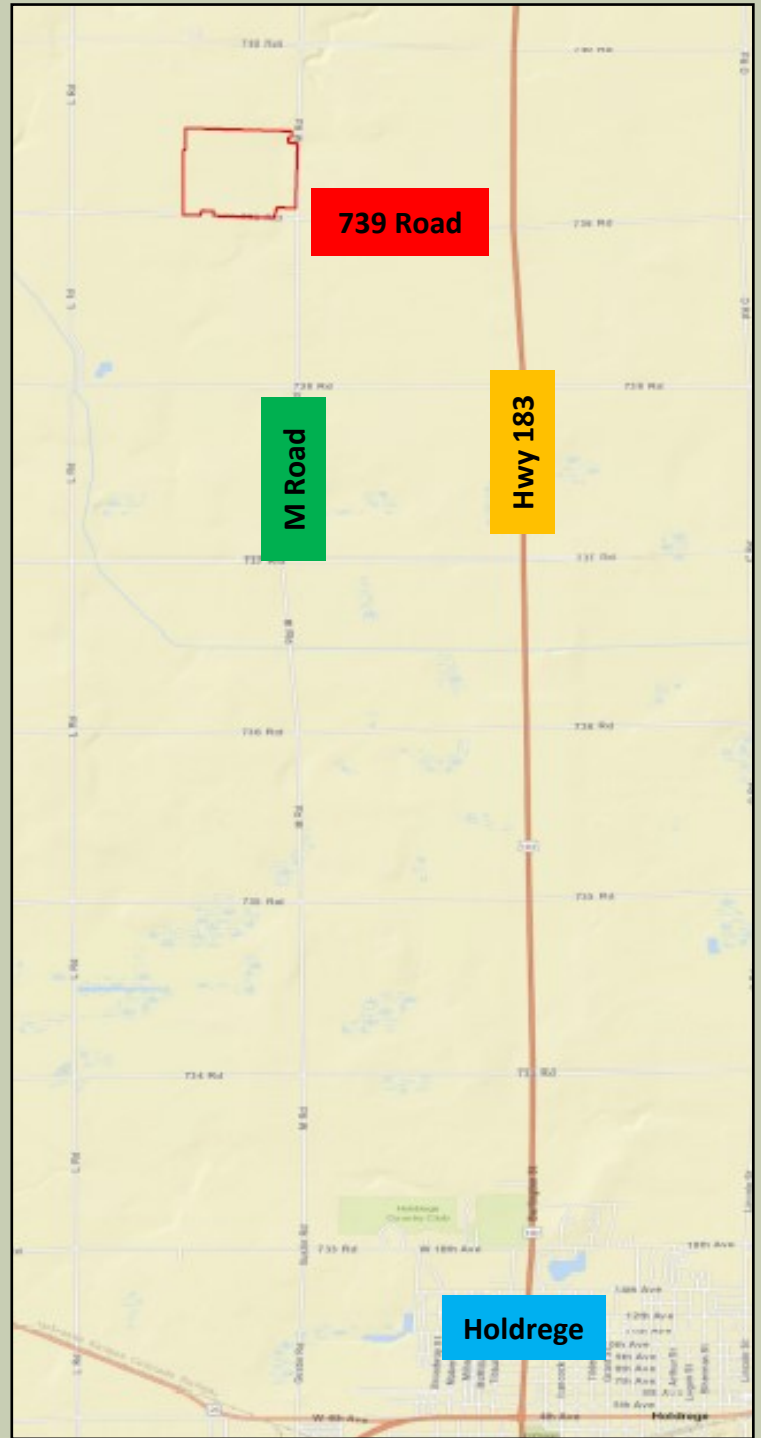
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CONTACT US FOR MORE INFORMATION



Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °C	Irr Class °C	SRPG	% NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	117.40	74.7%		IIIc	IIIc	69	78
9063	Kenesaw silt loam, 0 to 1 percent slopes	18.42	11.7%		IIIc	IIIc	68	74
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	7.92	5.0%		IIIc	IIIc	68	62
2668	Holdrege silt loam, 1 to 3 percent slopes	5.77	3.7%		IIIc	IIIc	68	80
3952	Fillmore silt loam, frequently ponded	4.39	2.8%		IIIw	IIIw	58	58
2533	Cody silt loam, 11 to 30 percent slopes	3.31	2.1%		Vlc	Vlc	30	57
Weighted Average							62.8	62.8

*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
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