

LAND FOR SALE

PHELPS COUNTY, NE

Offered at \$8,500/Acre



Total Acres: 80 +/- Acres

Legal Description: E1/2 NW1/4 Section 1, T6N, R20W

Driving Directions:

From Bertrand, NE travel 4 miles east on County Road 738. The farm is located on the south side of the road a quarter mile east of County Road 738 and E Road.

2019 Real Estate Taxes (estimated): \$4,312.53

Irrigation Information:

- 2016 Valley 8000, 7 tower center irrigation pivot, 800 gpm at 29 psi
- Electric well
- G-001127, drilled 10/1956



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CONTACT US FOR MORE INFORMATION



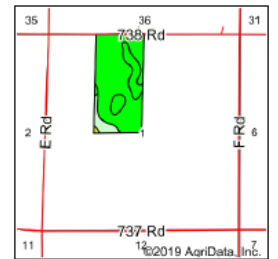
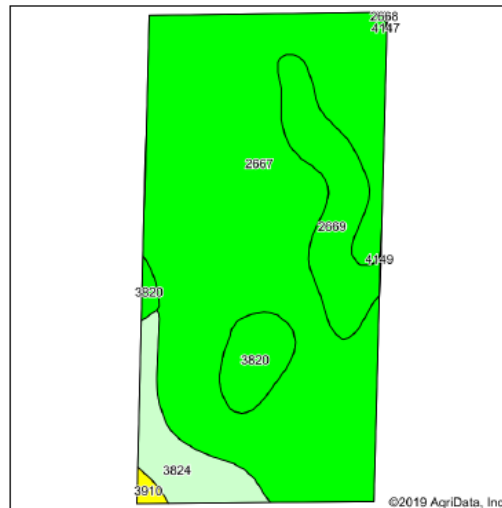
Aerial Map



Map Center: 40° 31' 16.79", -96° 32' 30.92"
 1-6N-20W
 Phelps County
 Nebraska



Soils Map



State: Nebraska
 County: Phelps
 Location: 1-6N-20W



Soils data provided by USDA and NRCS.

Area Symbol: NE137, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class °c	Irr Class °c	SRPG	Alfalfa hay	Alfalfa hay irrigated	Corn	Corn irrigated	Grain sorghum	Winter wheat	% NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	60.96	76.2%	III	III	IW	69							78
2669	Holdrege silt loam, 1 to 3 percent slopes, eroded	8.73	10.9%	III	III	II	68							63
3824	Crete silt loam, 0 to 1 percent slopes	5.62	7.0%	III	III	II	71							63
3820	Butler silt loam, 0 to 1 percent slopes	4.23	5.3%	III	III	IW	68							61
3910	Scott silt loam, frequently ponded	0.46	0.6%	IV	IV	W	19							18
		Weighted Average					68.7							*n 74.1

*n: The aggregation method is "Weighted Average using major components"
 °c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

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