



160 +/- ACRES

**PIVOT-IRRIGATED
FARM
NANCE COUNTY, NE**



PRICE REDUCTION \$2,064,000 (\$12,900/ACRE)



Highly-productive, gently rolling pivot-irrigated farm. The property is located in close proximity to numerous grain facilities.

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TOTAL ACRES (PER ASSESSOR) - 160 ±

Irrigated Acres	133.00 ±
Dryland Acres	22.82 ±
Other Acres	4.18 ±



PROPERTY TAXES - \$7,890.04

LEGAL DESCRIPTION

Northeast 1/4 Section 36, Township 18 North, Range 5 West

IRRIGATION INFORMATION

Located in the Lower Loup Resource District and has certified irrigation rights for 132 acres

IRRIGATION EQUIPMENT

- 8-Tower T&L center pivot, with 6 cylinder Isuzu power unit
- Well G-058160 drilled May 4, 1977, 1200 gpm, 138' static level, 246' pumping level, 326' well depth
- 2 approx 8,000 bushel grain bins

FSA INFORMATION

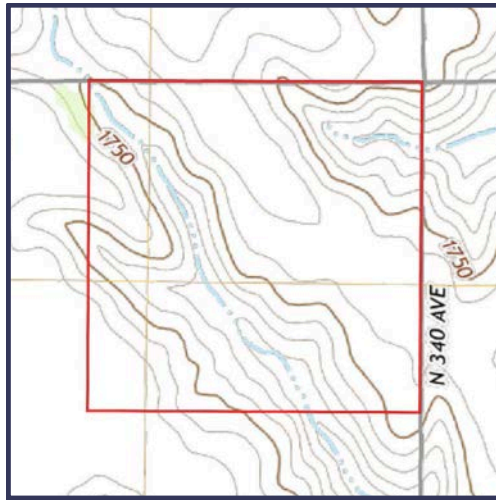
Total Cropland Acres: 154.64+/-
 Corn - 154.4 Base Acres - 172 PLC Yield
 Soybeans - 0.2 Base Acres - 49 PLC Yield
 Total Base Acres - 154.6

*Current share lease on the farm for the 2024 crop season with Rambour Realty Manager

*All mineral rights owned by seller, if any, to convey to buyer.

PROPERTY DIRECTIONS

From Genoa, head northwest on Highway 39 approximately 1 mile toward St. Edward. At 470th Street, turn west for 4 miles. At 340th Avenue, turn north for approximately 1 3/4 miles. The property is located on the west side of the road.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
6757	Nora silt loam, 6 to 11 percent slopes, severely eroded	68.83	43.25	0	53	3e
6808	Moody silty clay loam, 0 to 2 percent slopes	48.01	30.17	88	71	2e
6681	Crofton silt loam, 17 to 30 percent slopes, eroded	35.67	22.41	0	37	6e
6774	Nora-Crofton complex, 11 to 17 percent slopes, eroded	6.63	4.17	50	60	4e
TOTALS		159.14(*)	100%	28.63	55.14	3.41

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