



COMBINATION FARMS

535.8 +/- ACRES

NANCE COUNTY, NE

OFFERED AT \$4,600,000

REAL ESTATE TAXES: \$26,592.28

IRRIGATED ACRES: 328 +/-

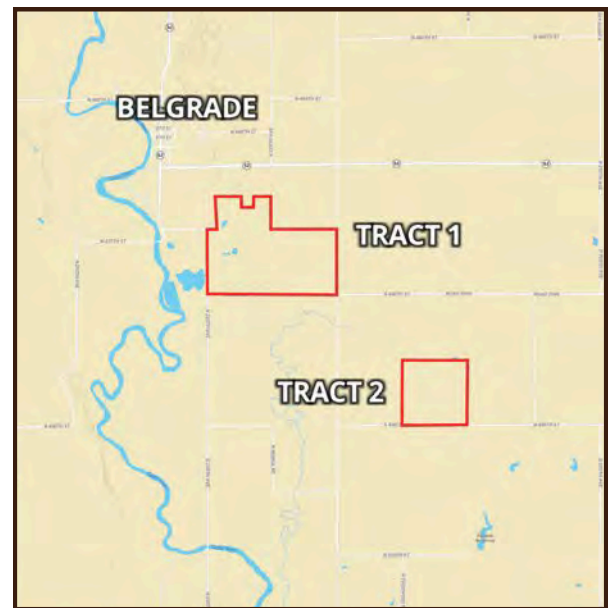
DRYLAND ACRES: 54.18 +/-

GRASSLAND ACRES: 129.15 +/-

RECREATIONAL: 10.75 +/-

FARMSITE & HOUSE: 3.07 +/-

OTHER: 10.65 +/-



CONTACT KRAIG FOR MORE INFORMATION



KRAIG URKOSKI

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TRACT 1

COMBINATION FARM

380.80 +/- ACRES

NANCE COUNTY, NE

OFFERED AT \$2,900,000

Nice combination farm consisting of center pivot with corner arm irrigated ground, dryland cropland, grassland for livestock, and a building site with an older house and multiple outbuildings.

The farm is highly productive, located in a great area, and near numerous grain elevators and ethanol plants. If you are in the market for a productive cropland farm, with the ability for livestock production, this farm is for you.

IRRIGATED ACRES: 193 +/-

DRYLAND ACRES: 37.65 +/-

GRASSLAND ACRES: 129.15 +/-

GRASS & TREES: 10.75 +/-

FARMSITE & HOUSE: 3.07 +/-

ROADS: 7.18 +/-

REAL ESTATE TAXES

\$ 17,489.40

FSA INFORMATION

Total Cropland Acres: 320.06

Corn - 258.7 Base Acres - 161 PLC Yield

Total Base Acres: 258.7

LEGAL DESCRIPTIONS

- Part of the South 1/2 of the Northwest 1/4 of Section 7, Township 17 North, Range 6 West
- Southwest 1/4 of Section 7, Township 17 North, Range 6 West
- Southeast 1/4 of Section 7, Township 17 North, Range 6 West

LEASE INFORMATION

There is a share crop lease on the property for the 2024 growing season

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

TRACT 1

IRRIGATION INFORMATION

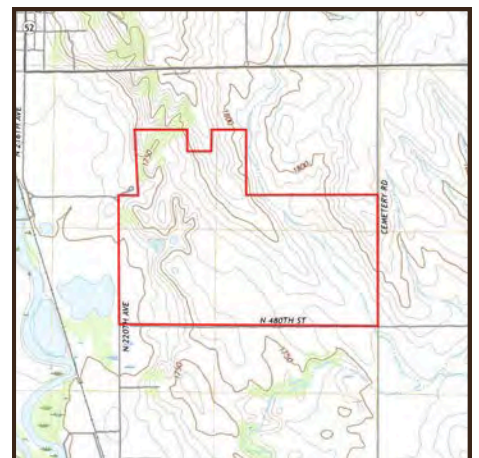
Located in the Lower Loup Natural Resource District and has certified irrigation rights for 193 acres

IRRIGATION EQUIPMENT

- Valley 7-tower center pivot with a corner arm set up for 600 GPM
- Well G-035469 drilled in July 2012, 350 gpm, 15' static level, 102' pumping level, 132' well depth
- Well G-031738 drilled in April 1969, 850 gpm, 90' static level, 200' pumping level, 242' well depth
- Well G-097415 (Livestock) drilled in May 1998, 25 gpm, 30' static level, 60' pumping level, 93' well depth

INCLUDED IN THE SALE

- Storage shed
- Cattle yards
- Fences in good condition
- 2,100 sq ft home: 5 bedroom, 1 bath
- Outbuildings



DIRECTIONS TO PROPERTY

From the south edge of Belgrade, travel south on North 216 Ave for 1 mile. Take the curve back east approximately 1 mile. Follow the curve traveling south. The property is located on the east side of the road.



TRACT 2

PVIOT-IRRIGATED FARM

155 +/- ACRES

NANCE COUNTY, NE

OFFERED AT 1,700,000

Excellent tract of highly-productive, center pivot-irrigated farmground located near numerous grain elevators and ethanol plants.

IRRIGATED ACRES: 135 +/-

DRYLAND ACRES: 16.53 +/-

OTHER: 3.47 +/-

REAL ESTATE TAXES

\$ 17,489.40

LEGAL DESCRIPTION

Southeast 1/4 Section 17, Township 17 North, Range 6 West

IRRIGATION INFORMATION

Located in the Lower Loup Natural Resource District with certified irrigation rights for 135 acres

IRRIGATION EQUIPMENT

- Zimmatic 7-tower center pivot set up for 650 GPM
- Isuzu power unit with generator
- Fuel tank
- Well G-054471 drilled in January 1977, 670 gpm, 192' static level, 267' pumping level, 385' well depth

FSA INFORMATION

Total Cropland Acres: 150.76

Corn - 122.1 Base Acres - 161 PLC Yield

Total Base Acres: 122.1

LEASE INFORMATION

There is a share crop lease on the property for the 2024 growing season



DIRECTIONS TO PROPERTY

From Fullerton, travel north on Highway 14 to N. 490 Street. Turn west for 2 miles. The property is located to the northwest.

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

The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.