



320 +/- ACRES

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



PRICE REDUCTION \$2,560,000 (\$8,000/ACRE)



Pivot irrigated farm located in a strong farming community. The farm offers good water and productive soils. The farm is open for the 2025 crop year.



JEFF MOON, ALC

Farm & Ranch Specialist
Holdrege, Nebraska
(308) 627-2630
Jeff.Moon@AgWestLand.com



TOTAL ACRES (PER ASSESSOR) - 320 ±

Irrigated Acres	270.31 ±
Dryland Acres	35.02 ±
Grassland Acres	7.13 ±
Other Acres	7.54 ±



PROPERTY TAXES - \$10,735.16

LEGAL DESCRIPTION

East ½ Section 4, Township 5 North, Range 22 West

IRRIGATION INFORMATION

Located in the Tri-Basin NRD and has certified irrigation rights for 270.31 acres. Water use in the area is regulated and the 2023-2025 allocation is 36". For more information, please contact the Tri-Basin Natural Resources District at (308) 995-6992.

IRRIGATION EQUIPMENT

- 18-tower Reinke pivot with electric well motor.
- Well G-127083, drilled April 2004, 1,225 gpm, 65' static level, 84' pumping level, 120' well depth.

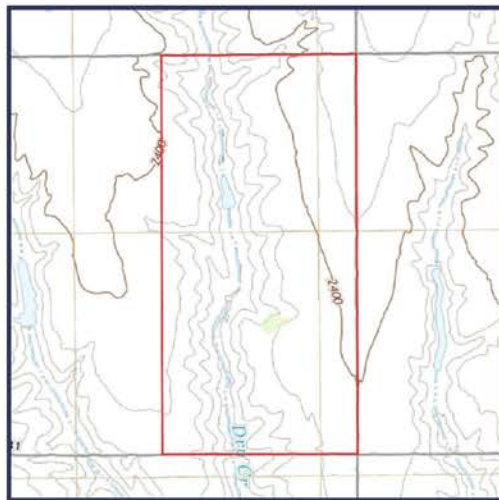
FSA INFORMATION

Total Cropland Acres: 307.30+/-
 Wheat - 11.06 Base Acres - 40 PLC Yield
 Corn - 161.77 Base Acres - 130 PLC Yield
 Soybeans - 32.32 Base Acres - 46 PLC Yield
 Total Base Acres - 205.45

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

PROPERTY DIRECTIONS

From Elwood, NE travel south on Highway 283 for 11 miles and head east on 731 Road for 4.5 miles. The farm will be on the northwest corner of Road 731 and Road 429.



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 an 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.