



320 +/- ACRES

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



OFFERED AT \$2,720,000 (\$8,500/ACRE)



Pivot irrigated farm located in a strong farming community. The farm offers good water and productive soils.



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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.

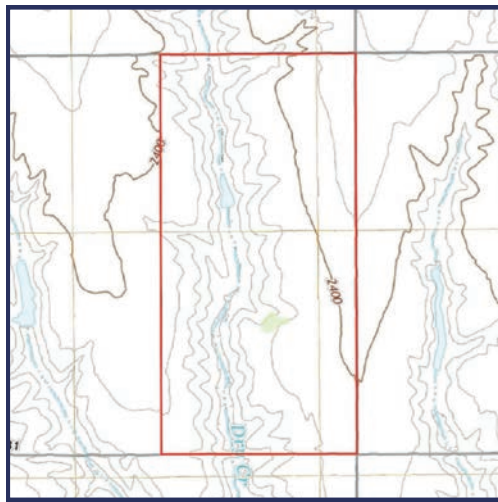
FSA INFORMATION

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.



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Maps are for illustrative purposes only and are not intended to represent actual property lines.