

# IRRIGATED FARM FOR SALE

## 80.46+/- ACRES IN YORK COUNTY, NE



Located  
Northwest of  
Benedict, NE

Offered at:  
\$1,166,670

Property Taxes:  
\$5,015.88

Good Gravel  
Road Access

A very nice irrigated farm in northern York County. The farm offers productive Hastings silt loam soils and good access off a gravel road. Currently, the farm is being irrigated with the neighbor's irrigation well and pivot. There is an existing irrigation well on the property.

This would be a great addition to any farming operation or investment portfolio. Subject to current lease and tenant's rights. All mineral rights owned by seller, if any, will convey to buyer

**Total Acres ( Per Assessor) - 80.46 +/-**  
**Irrigated Acres - 79.45 +/-**  
**Other Acres - 1.01 +/-**

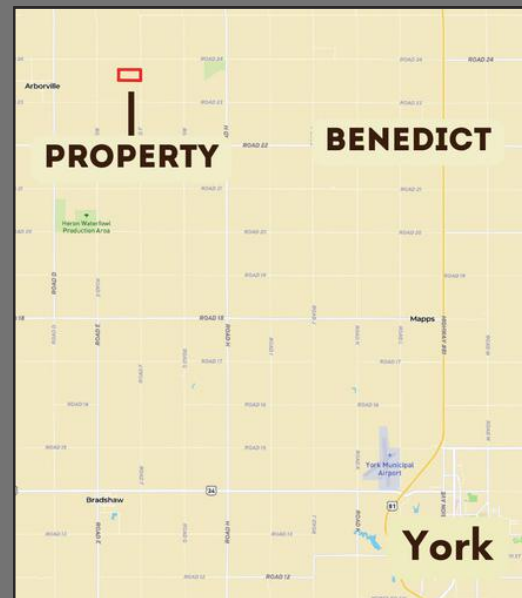


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York07



## Legal Description

South 1/2 Northeast 1/4 Section 11,  
Township 12 North, Range 4 West

## Irrigation Information

- Located in the Upper Big Blue Natural Resource District and has certified irrigation rights for 79.45 acres
- Well G-025967 drilled in 1966, 1,300 gpm, 84' static level, 96' pumping level, 224' well depth



## FSA Information

- Total Cropland Acres: 79.65
- Corn 79.65 Base Acres - 156 PLC Yield
- Total Base Acres - 79.65



## Property Directions

From Benedict, NE, drive west on Road 22 for 7 miles. Turn right on Road F and travel north 1.5 miles. The property sits on the west side of Road F.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	60.47	74.47	0	69	1
3866	Hastings silt loam, 1 to 3 percent slopes	20.41	25.14	0	68	2e
3820	Butler silt loam, 0 to 1 percent slopes	0.32	0.39	0	70	2w
<b>TOTALS</b>		<b>81.2(* )</b>	<b>100%</b>	<b>-</b>	<b>68.75</b>	<b>1.26</b>

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