

# PIVOT IRRIGATED LAND FOR SALE

KEITH COUNTY, NE  
166.62+/- Acres  
SOUTHEAST BRULE  
Listing #192047



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# PROPERTY INFORMATION

**OVERVIEW:** Pivot irrigated farm in southern Keith County, NE just minutes from Brule or Ogalala with good water supply in the Twin Platte NRD.

**LEGAL DESCRIPTION:** Tract in W1/2 of Section 32, Township 13 North, Range 39 West of the 6th P.M., Keith County, NE; full legal description available upon request.

**ACREAGE:**

- 148.60+/- Acres Pivot Irrigated
- 15.12+/- Acres Dryland
- 2.9+/- Grass/Roads
- 166.62+/- Acres Total

**LAND TENURE:** Level to rolling irrigated cropland.

**FSA INFORMATION:** 135.63 acres of Corn base w/171 bushel PLC yield, 0.86 acres of Wheat base w/48 bushel PLC yield. Property is enrolled ARC-CO Farm Program.

**TAXES:** 2019 Real Estate Taxes due in 2020: \$8,293.46;  
Occupation Tax: \$962.60

**IRRIGATION WATER & EQUIPMENT:** 148.09 certified acres within the Twin Platte Natural Resources District (NRD); no pumping restrictions! Irrigation Well (G-108197) with a 125 HP U.S. Electrical Motor & a Reinke 9-tower pivot.

**MINERAL RIGHTS:** Seller to convey all OWNED oil, gas, and other minerals to Buyer(s).

**GROWING CROPS:** Negotiable depending on time of year property sells.

**POSSESSION:** Possession TBD depending on when property sells; available for 2020 crop year.

**ASKING PRICE:** \$700,000

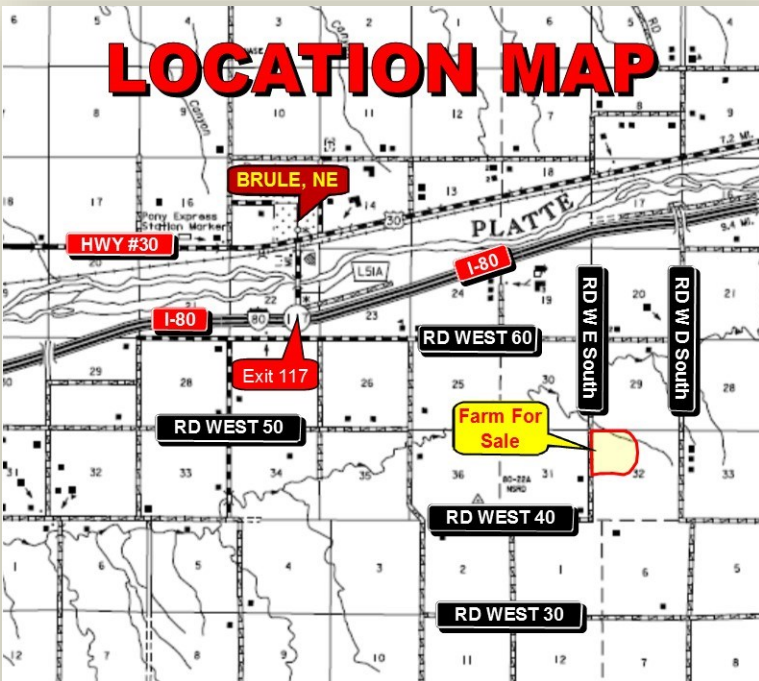
**TERMS:** Good funds at closing.





# PROPERTY PHOTOS | MAPS

## LOCATION MAP



## AERIAL MAP



### NOTICE TO PROSPECTIVE BUYER

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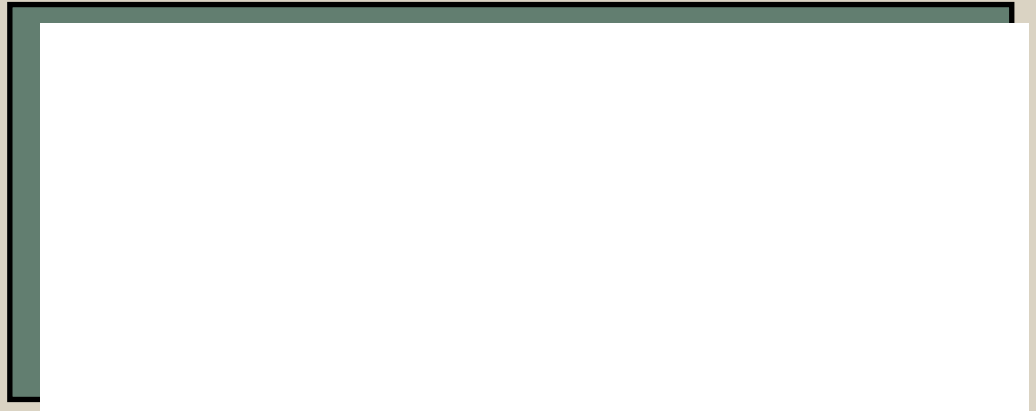
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