

LAND FOR SALE

ADAMS COUNTY, NE

Offered at \$8,000 / Acre



80 +/- Acres Per Assessor

- Nearly level, irrigated farm in Adams County
- Located in a strong farming community!
- 65% Class I and 35% Class II soils
- Located in the Little Blue NRD and has certified irrigation rights for 77.2 acres
- Great opportunity to add to your land holdings!

Legal Description: South 1/2 Southwest 1/4 Section 35, T6N, R11W of the 6th P.M.

Driving Directions: From Roseland, travel 1 mile east on Hwy 74 to S. Conestoga Avenue. Head south 2 miles to W. Monument Road. The farm is located on the northeast corner of S. Conestoga Avenue and W. Monument Road.

2019 Real Estate Taxes (estimated): \$3,850.20

Well information: #G-004635, drilled in 1953, 200' well depth, pumping 1,000 gpm, 105' static water level, 120' pumping level

FSA Information:

Cropland Acres: 76.79
Corn: 75.2 Base Acres
130 - PLC Yield



Jeff Moon, ALC

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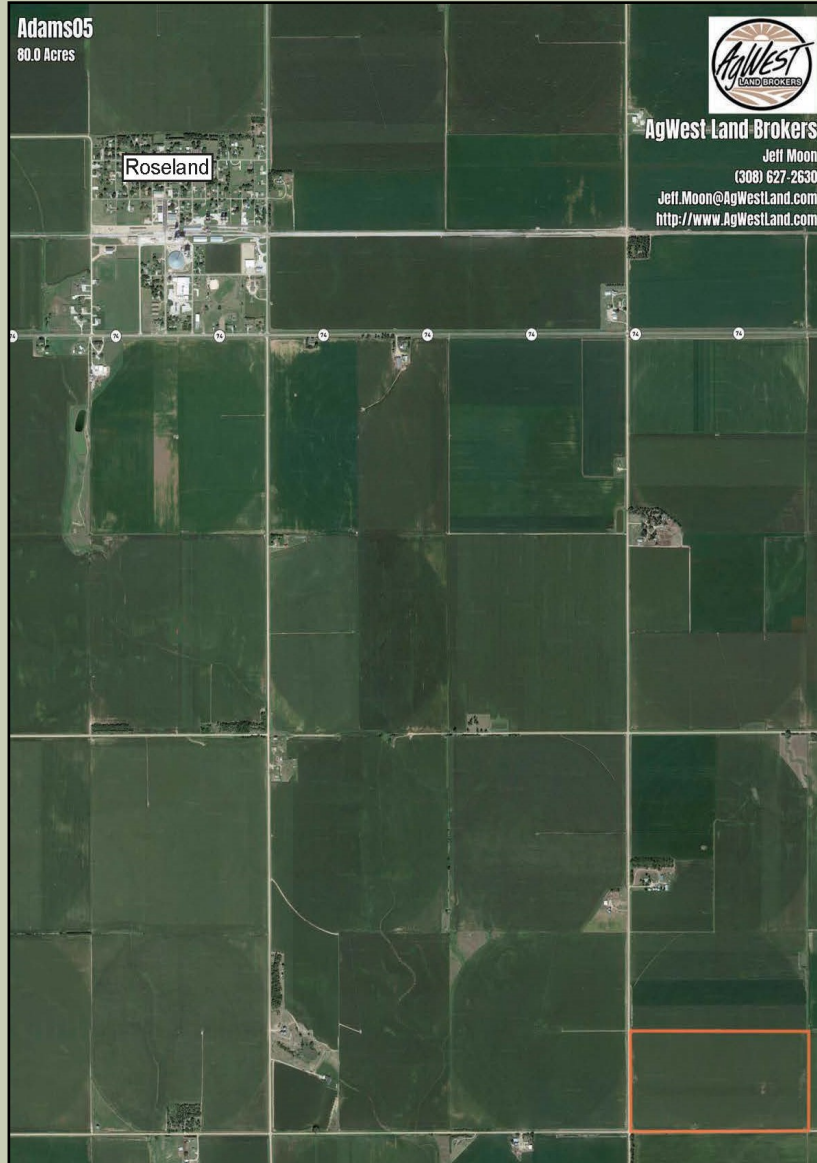
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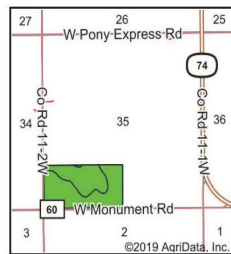
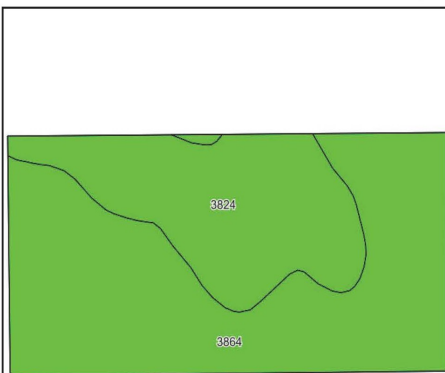




CONTACT US FOR MORE INFORMATION



Soils Map



State: Nebraska
County: Adams
Location: 35-6N-11W
Township: Roseland



Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

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