



# Farm for Sale

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**171.47 +/- acres- Greeley County,  
Nebraska**



**The Pinnacle Agency**  
FARM MANAGEMENT | REAL ESTATE



For More Information Contact:  
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## **Location**

From Scotia, NE, go east on Highway 22 1/2 mile, the pivot irrigated 80 is on the south side of the highway. From there, go 3/4 mile east on Highway 22 to 490<sup>th</sup> Ave., go 1.5 miles south. The 94 acre field is on the west side of the road.

## **Legal Description**

The East Half of the Northwest Quarter of Section 10 and part of the Southeast Quarter of Section 15, all in Township 17 North, Range 12 West of the 6<sup>th</sup> P.M., Greeley County, Nebraska, containing 171.47 acres, +/-.

## **Soils**

Mostly silt loam, loam and sandy loam soils, Class I and II.

## **Possession**

Immediate possession.



## Description

The north 77 acres has 70.8 certified irrigated acres while the south 94 acres has 92.2 certified irrigated acres, both out of the Twin Loups Irrigation District. The north farm shares ownership of a 2004 Zimmatic 7-tower center pivot, Cummins 3.9L power unit, generator and fuel tank with the owner of the 80 just west of this farm. The south field is gravity irrigated with 8" pipe.

This is very good irrigated land with abundant water. Grain markets are 21 miles to Gavilon in St. Paul and 16 miles to Cargill in Ord.

**2019 Real Estate Tax: \$8,907.46**

**2020 Water Tolls: \$4,075.00**

**2020 Water Assessments: \$4,075.00**

**Price: \$1,100,000 or \$6,415/ac**

