

LAND FOR SALE



GUIDE ROCK PIVOT & RECREATION

Location: From Guide Rock: ½ mile north to U.S. Highway 136, then 2 miles west to Road 2000, then 2 miles north. Located in southeastern Webster County, an easy drive from Hastings in south-central Nebraska.

Legal

Description:

The Southeast Quarter (SE ¼), the South Half of the South Half of the Northeast Quarter (S ½ S ½ NE ¼), and a portion of the Southwest Quarter (SW ¼) of Section Nineteen (19), Township Two (2) North, Range Nine (9) West of the 6th P.M., Webster County, Nebraska [229.30 tax-assessed acres]

Comments:

Productive, center-pivot-irrigated farm with good equipment and groundwater. 45 acres of adjacent, non-irrigated cropland in Corners for Wildlife (currently inactive), plus 17.5 acres of grass and creek with two water features providing exceptional upland game, deer hunting, and recreational opportunities.

Lease:

Owner desires to custom farm this parcel for a Buyer providing an excellent opportunity to take advantage of current grain prices!

Taxes:

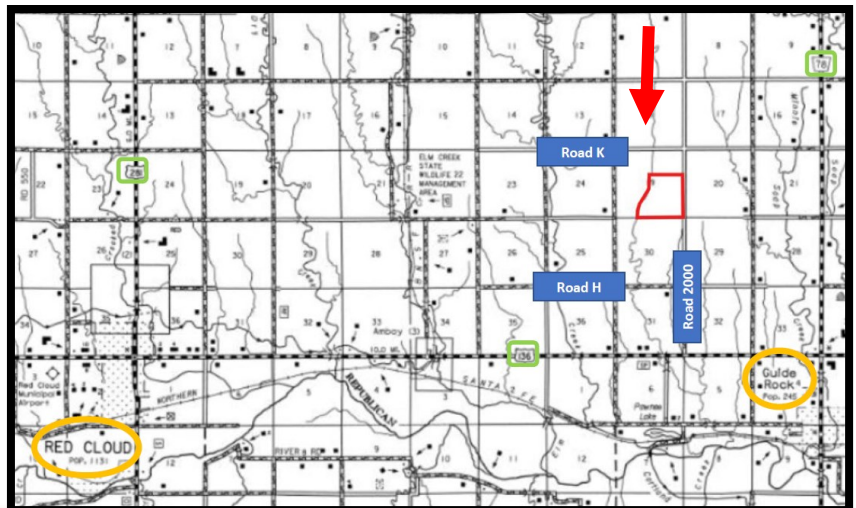
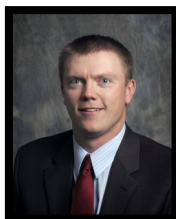
2020 Taxes—\$10,738.70

Price:

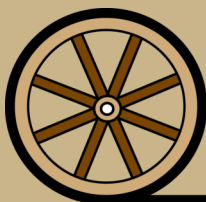
\$1,149,000.00

Contact:

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Listing Agent
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adam@agriaffiliates.com



Offered Exclusively By:



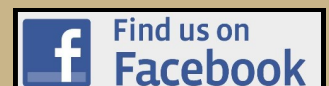
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Providing Farm - Ranch Real Estate Services

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.



Natural

Resource District: Lower Republican Natural Resource District, including 144.5 certified irrigated acres.

Irrigation

Information:

Well Registration:	<u>G-085411</u>	Completion Date:	<u>07/05/1995</u>
Well Depth:	<u>186 feet</u>	Static Water Level:	<u>134 feet</u>
Pumping Level:	<u>145 feet</u>	Column:	<u>8 inches</u>
Gallons/Minute:	<u>800 gpm</u>	Pump:	<u>Western Land Roller</u>
Gearhead:	<u>Amarillo 11:10, 100 hp</u>	Flowmeter:	<u>McCrometer</u>

Irrigation & Livestock

Equipment:

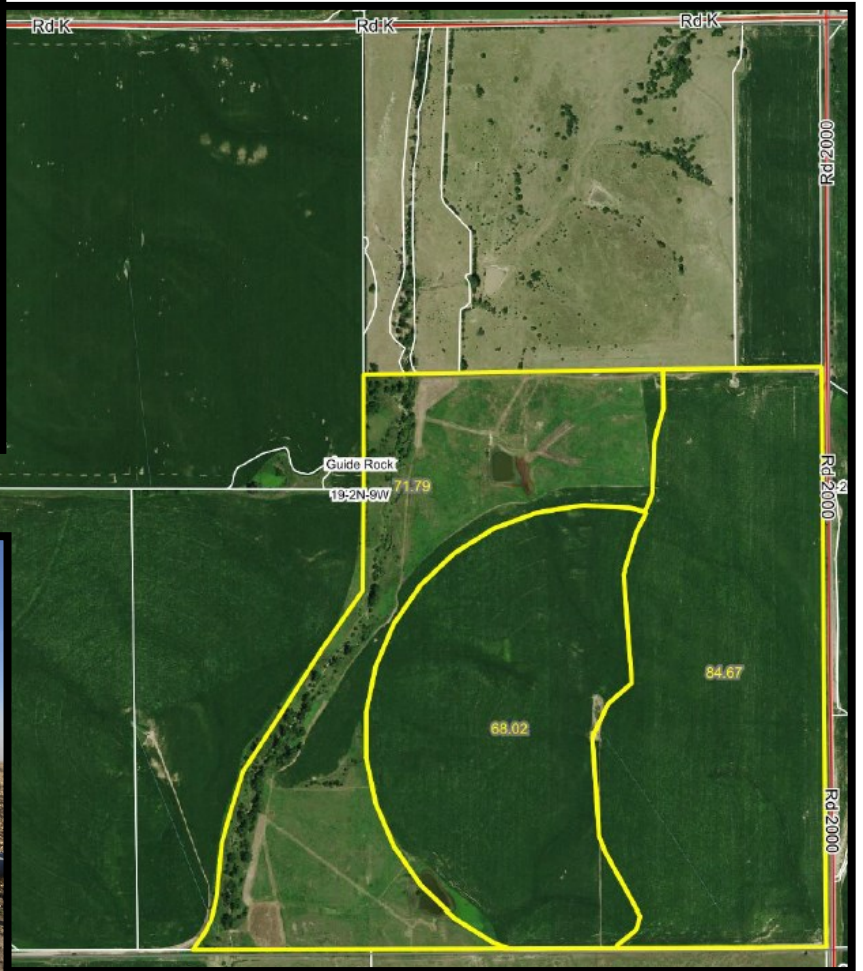
T-L (2012) and Reinke (new pivot point) center-pivot irrigation systems, Isuzu power unit, gearhead, 1,000 gallon fuel tank, and submersible livestock well are included in this sale. Well rebowled in 2012.

Soils:

Primarily Geary, Hobbs, and Holdrege soils, with slopes ranging from 0-11%.

FSA Information:

Total Farmland:	<u>226.80 acres</u>	Total Cropland:	<u>204.92 acres</u>
Government Base Acres:	<u>Corn—55.53</u>	PLC Yields:	<u>Corn—105</u>
	<u>Soybeans—34.67</u>		<u>Soybeans—41</u>
	<u>Wheat—7.05</u>		<u>Wheat—38</u>



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