phelps County Irrigated Farmland





Well located, irrigated farm in Phelps County. Open for the 2021 crop year. Offers a treed waterway for upland bird and deer habitat. Located in the Tri-Basin NRD and has certified irrigation rights for 54.79 acres.

There are 52 contract acres of CNPPID water.

Property Acres - 80.838+/-Irrigated Acres - 54.79+/- Dryland Acres - 9.84 +/-Habitat Acres - 15.2 +/- Road Acres - 1 +/-

Legal Description

S1/2 NE1/4 Section 6, T6N, R17W

Property Taxes - \$3,466.14

Price-\$425,000.00

Directions: From Funk, NE travel north on the Funk-Odessa blacktop 3.5 miles to 737 Road. Travel west 1 mile to S Road. Head north on S Road 1/2 mile. The property will be on the west side of the road.

Jeff Moon, ALC | Farm & Ranch Specialist 308.627.2630 | Jeff.Moon@AgWestLand.com

AgWest Land Brokers | 415 W. 4th Ave. PO Box 1098 Holdrege, NE 68949 | 866-995-8067

AgWestLand.com

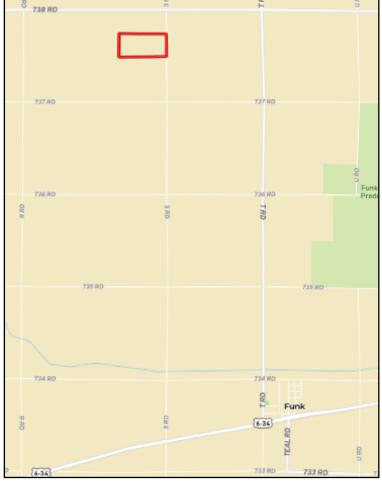












Your Local Land Expert

Public Auctions · Sealed Bid Auctions Online Auctions · Private Treaty Listings

The information contained herein is as obtained by AgWest Land Brokers—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein.