

Phelps County Pivot Irrigated Farm



- ⇒ Nice laying, pivot irrigated farm.
- ⇒ Near Loomis, NE off a blacktop road.
- ⇒ Offers productive, Holdrege Silt Loam soils.
- ⇒ Centrally located near several grain elevators and feedlots that offer competitive grain markets.
- ⇒ Subject to current lease that expires December 31, 2022.

Total Property Acres: 159.28 +/-

Acres of Irrigation: 155.34 +/- Other Acres: 3.94 +/-

Property Taxes - \$7,199.82

**Legal Description - Pt. SE 1/4 of Section 7, Township 6 North,
Range 19 West**

Price - \$1,400,000.00

Directions: Take G Road north of Loomis for one mile. Turn west on 736 Road. The property will be on the north side of the road.

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FSA Information:

Total Cropland Acres: 154.59

Corn: 151.0 Base Acres - 175 PLC Yield

Soybeans: 0.6 Base Acres - 56 PLC Yield

Total Base Acres: 151.6

*Farm is enrolled in the ARC-County program

Irrigation Information:

2007 Valley 8000 Irrigation Pivot (landowner to own pivot equipment at end of current lease).

Located in the Tri-Basin NRD and has certified irrigation rights for 155.34 acres. There are 157 acres of CNPPID water.



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