

# 160 +/- Acre Combination Farm

## Webster County, Nebraska



Webster07



- ⇒ Nice combination farm that consists of dryland, grassland, and CRP acres.
- ⇒ Offers productive Holdrege Silt Loam soils.
- ⇒ Two dams and a submersible stock well provide water for the pasture.
- ⇒ Don't miss this opportunity to own an outstanding farm!

**Total Property Acres - 160 +/-**

**Acres of Dryland - 39.00 +/- Other Grassland - 81.99 +/- Acres of CRP - 37.09 +/-**

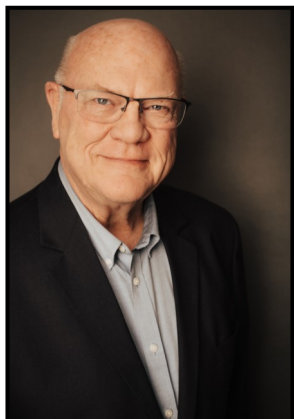
**Property Taxes - \$2,629.84**

**Legal Description - SE 1/4 Section 20, T3N, R11W of the 6th P.M., Webster County, Nebraska**

**Annual CRP Payment - \$4,640.00 CRP Expires - 9/30/2025**

**Price - \$400,000.00**

**Directions:** From Red Cloud, travel 4 miles west to 800 Road. Turn north for 8 miles to Q Road. Turn east and travel 1/2 mile to the southwest corner of the property.



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### Well Information

#G-164750, drilled in 2012, 225' well depth, pumping 10 gpm, 180' static water level, 180' pumping level

### CRP Information

37.09 acres are enrolled in the CRP program. The CRP rental rate is \$125.07/acre. Annual payment is shared 50-50 with the tenant.

### FSA Information

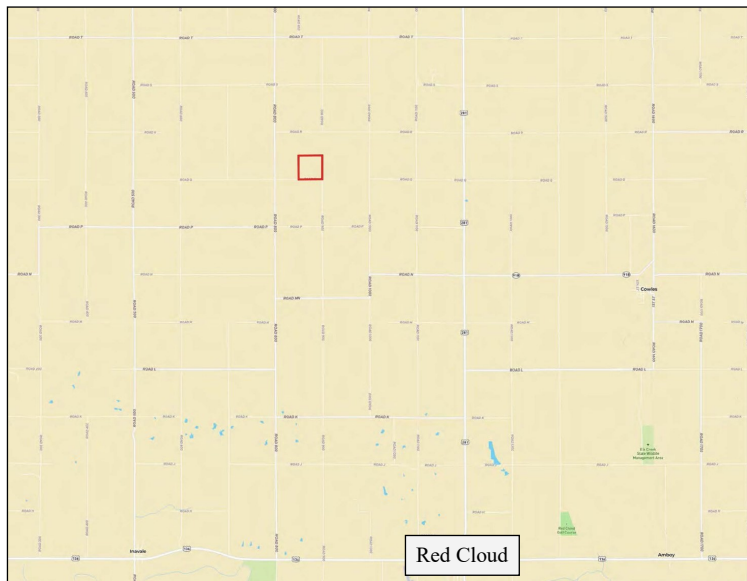
**Total Cropland Acres: 76.09**

**Wheat: 9.75 Base Acres - 39 PLC Yield**

**Corn: 19.5 Base Acres - 113 PLC Yield**

**Soybeans: 9.75 Base Acres - 44 PLC Yield**

**Total Base Acres: 39.00**



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