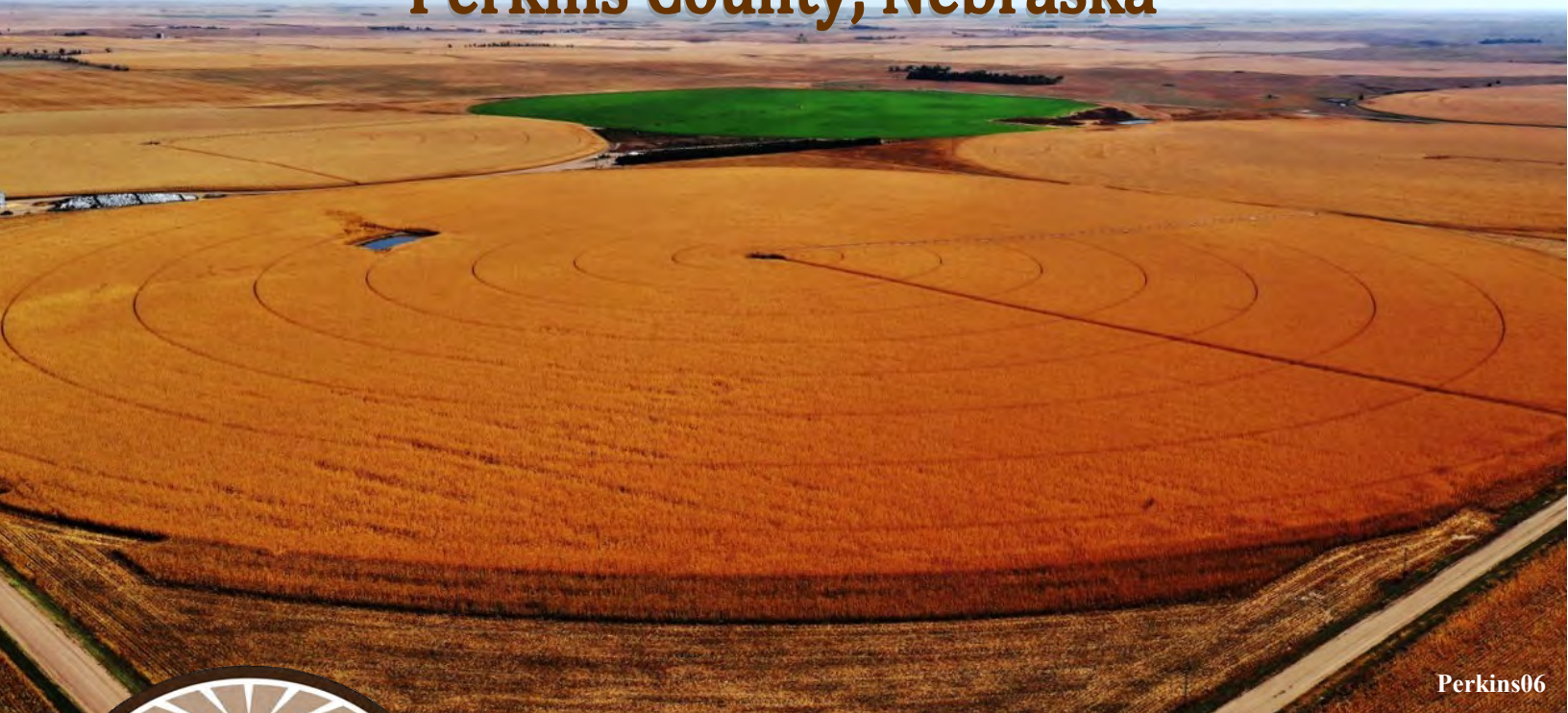


# 161.66 +/- Acre Pivot Irrigated Farm

## Perkins County, Nebraska



Perkins06



- ⇒ Productive, well-located irrigated farm.
- ⇒ Close to several grain markets.
- ⇒ Good well with a large carry-forward.
- ⇒ Newer, 7 tower Valley pivot.
- ⇒ Don't miss out on this opportunity to own an outstanding farm!

**Total Property Acres - 161.66 +/-**

**Irrigated Acres - 130.80 +/- Dryland Acres - 26.42 +/-**

**Property Taxes - \$4,863.86 Occupation Tax - \$1,177.20**

**Legal Description - NW1/4 Section 4, T9N, R37W of the 6<sup>th</sup> P.M., Perkins County, Nebraska**

**Price - \$1,300,000.00**

**\*\*Located in the Upper Republican NRD and has 130.8 certified irrigated acres.**

**Directions:** Go south out of Madrid, NE on Road 338 approximately four and a half miles. Turn west on Road 756 and go one mile to Road 337. The property is located southeast of the intersection of Road 337 and Road 756.



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### Irrigation and Well Information

- #G-030870, drilled 1968 and rebuilt by Sargent Irrigation in 1987, 725 gpm @ 25psi, 94 ft. static level, 250' pumping level, 9" Column, 430' well depth with 100 HP electric motor.
- Newer 7 tower Valley pivot, model 7000.
- NRD reports a remaining allocation 1/1/2021 of 38.49 inches of water for the 2021-2022 seasons. This field also has a carry forward of 146.04 inches.



### FSA Information

**Total Cropland Acres: 157.22**

**Corn: 138.67 Base Acres - 158 PLC Yield**

**Soybeans: 11.93 Base Acres - 35 PLC Yield**

**Wheat: 3.31 Base Acres - 34 PLC Yield**

**Total Base Acres: 153.91**



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