

LAND FOR SALE



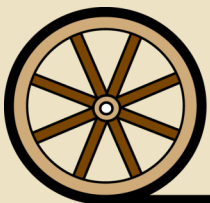
-Guide Rock Farms Parcel 2- Webster County, Nebraska

- Location:** *Parcel 2* is located on the east side of Highway 78 right outside of Guide Rock, NE to the north.
- Legal Desc:** *Parcel 2:* NW1/4 & N1/2 SW1/4 Less a 29.98-acre tract and Lot 11 less tract, all of Section 3-T1N-R9W of the 6th P.M., Webster County, Nebraska.
- Acres:** Webster County Assessor indicates an estimated total of 212.00 taxed assessed acres for *Parcel 2*.
- Land Use:** *Parcel 2:* Dry cropland and pasture/rangeland with Certified Irrigated Acres.
- Soils:** *Parcel 2* cropland soils consist of Class II, III, VI, Hord, Holdrege, or Hobbs silt loams, Geary and Hobbs soils. *Parcel 2* rangeland soils consist of Class II-VI Geary and Hobbs, Hobbs, and Holdrege soils.
- Taxes:** 2021 Real Estate taxes payable in 2022: *Parcel 2: estimated \$6,726.*
- Irrigation** Well Registration *Parcel 2:* G-006797
- Information:** *Parcel 2:* Has a well that is registered at 350 gpm and has not been utilized in recent years, but does contain CIAs.
- FSA Info:** *The following information is the total of both Parcel 1 & Parcel 2:* Cropland 378.19 acres with Wheat— 44.9 acres at PLC yield of 38; Corn - 94.5 acres at PLC yield of 139; Grain Sorghum—24.9 acres at PLC yield of 63; and Soybeans - 150.5 acres at PLC yield of 35.
- Comments:** Parcel 2 is a great combination of dry cropland and pasture as well as Certified Irrigated Acres. (Parcel 2 does not include the Quonset site in the northwest corner.)
- List Price:** *Parcel 2 - \$875,000*
- Contact:** Michael Wilken, Listing Agent 402-819-7057 | mwilken@agriaffiliates.com
Bart Woodward-Broker, Adam Pavelka-Broker, Bryan Danburg-Salesperson, Jeff Parr-Salesperson



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View from the north

Parcel 2: Dry Crop & Range w/CIA

