



# The Pinnacle Agency

FARM MANAGEMENT-REAL ESTATE

Land For Sale

162.2 acres, Fillmore County, Nebraska



For More Information Contact:

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**[www.pinnaclefarmmanagement.com](http://www.pinnaclefarmmanagement.com)**

Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. The Pinnacle Agency and its representatives are acting as agents for the seller.



**Location:** Go north of Bruning, NE 1 mile on Highway 81, then east 5 miles. Farm is on the north side of the road. Or from Geneva, NE, go 12 miles south on Highway 81, then 5 miles east. The farm is in the southeast corner of Fillmore County.

**Legal Description:** The Southwest Quarter of Section 31, Township 5 North, Range 1 West of the 6th P.M., Fillmore County, Nebraska.

**Soils:** Mostly Crete and Butler silt loam soils with slopes up to 3%. Over 80% of the farm is 0 to 1%. These are all Class II soils with 159.33 tillable acres.

**Possession:** Immediate possession.

**Description:** This is an exceptional farm with very productive soils. Irrigation well and gearhead are owned by seller, the John Deere 4045 diesel motor with 1,000-gallon tank and pivot are owned by the tenant. Good grain markets are nearby with an ethanol plant less than 25 miles away. The well is drilled to 155 feet with the pump at 98 feet. Static water level is at 78 feet.

**Rainfall:** Average annual precipitation is over 25".

**2017 Real Estate Taxes:** \$6,875.90.

**Price:** \$1,540,900.00 or \$9,500/ac.

