

LAND FOR SALE

CAMPBELL PIVOT



Location:

From Campbell, $\frac{3}{4}$ miles west on Highway 4 to 43 Road, then north 3 miles, then west $\frac{1}{2}$ mile on south side of road. Located in northeastern Franklin County, Nebraska.

Legal

Description:

The Northwest Quarter (NW $\frac{1}{4}$) of Section Eleven (11), Township Four (4) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska [160.76 tax-assessed acres].

Comments:

This is a productive center-pivot irrigated farm with solid production history, good water, and sound equipment.

Taxes:

2019 Taxes - \$5,771.52 (includes occupation tax)

Price:

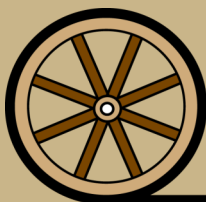
\$950,000.00

Contact:

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Listing Agent
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Offered Exclusively By:

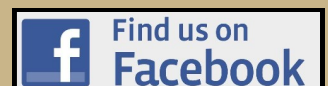


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Natural

Resource District: Lower Republican Natural Resource District [135.00 certified irrigated acres]

Soils: Primarily Holdrege and Uly soils

Lease: Subject to a lease expiring at the end of the 2020 growing season

Irrigation
Information:

Well Registration:	<u>G-058941</u>	Completion Date:	<u>5/17/1977</u>
Well Depth:	<u>188 feet</u>	Static Water Level:	<u>100 feet</u>
Pumping Level:	<u>110 feet</u>	Column:	<u>9 inches</u>
Gallons/Minute:	<u>800 gpm</u>	Pump:	<u>Western Landroller</u>
Gearhead:	<u>Amarillo 70hp, 6:5</u>	Pivot:	<u>2006 8-tower</u>
Motor:	<u>Cummins 6-cylinder</u>		<u>Zimmatic w/low</u>
	<u>diesel (tenant owned)</u>		<u>impact sprinklers</u>
		Generator:	<u>Lima 10 KW</u>

<u>FSA Information:</u>	Total Farmland:	<u>158.81 acres</u>	Total Cropland:	<u>158.81 acres</u>
	Government Base Acres:	<u>Corn—128.2</u>	PLC Yields:	<u>Corn—177</u>
		<u>Gr. Sorg.—8.9</u>		<u>Gr. Sorg.—87</u>



