

# LAND FOR SALE

## DONIPHAN PRIME FARMLAND



*Visit our website for aerial footage, and for more information!*

**Location:**

Approximately 2 ½ miles south of Interstate 80 on Highway 281 south of the Hastings/Grand Island exit #312, or directly west across Highway 281 from Doniphan, Nebraska.

**Legal**

**Description:**

Farm Property—(with commercial and residential development potential): A tract of land comprising a part of the East Half of the Southeast Quarter (E ½ SE ¼) and a part of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section One (1), Township Nine (9) North, Range Ten (10) West of the 6th P.M., Hall County, Nebraska [98.45 tax-assessed acres]

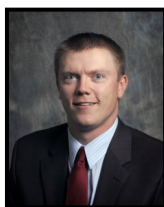
**Comments:**

Adjacent, productive gravity-irrigated farmland is positioned between the vibrant community of Doniphan and one of the area's premier rural developments, Amick Acres. Providing multitudes of potential for commercial and residential development, extensive investment has already been made with much engineering and site assessment work already completed! [See imagery on back page]

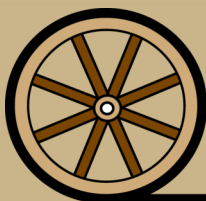
**Price:**

Farmland—**\$1,320,000.00**

**Contact:**



**Adam D. Pavelka,**  
**Listing Agent**  
(402)984-7744  
adam@agriaffiliates.com



*Offered Exclusively By:*

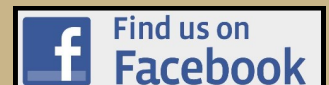
**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include



**Natural Resource District:**

This farm is located in the Central Platte Natural Resource District, and is not subject to pumping restrictions.

**Irrigation Information:**

Well Registration: A-004708 Completion Date: 1/1/1947  
 Pump: Western Land Roller Gearhead: Amarillo 1:1, 80 hp

\*Pump and gearhead pulled/reworked in 2018! 4.3 liter GM propane power unit, pipe, and pipe trailers are not included in purchase price. Propane tank is the property of Aurora Co-op.

**Soils:**

Primarily Class I-III silt loam soils, with slopes ranging from 1-6%.

**Taxes:**

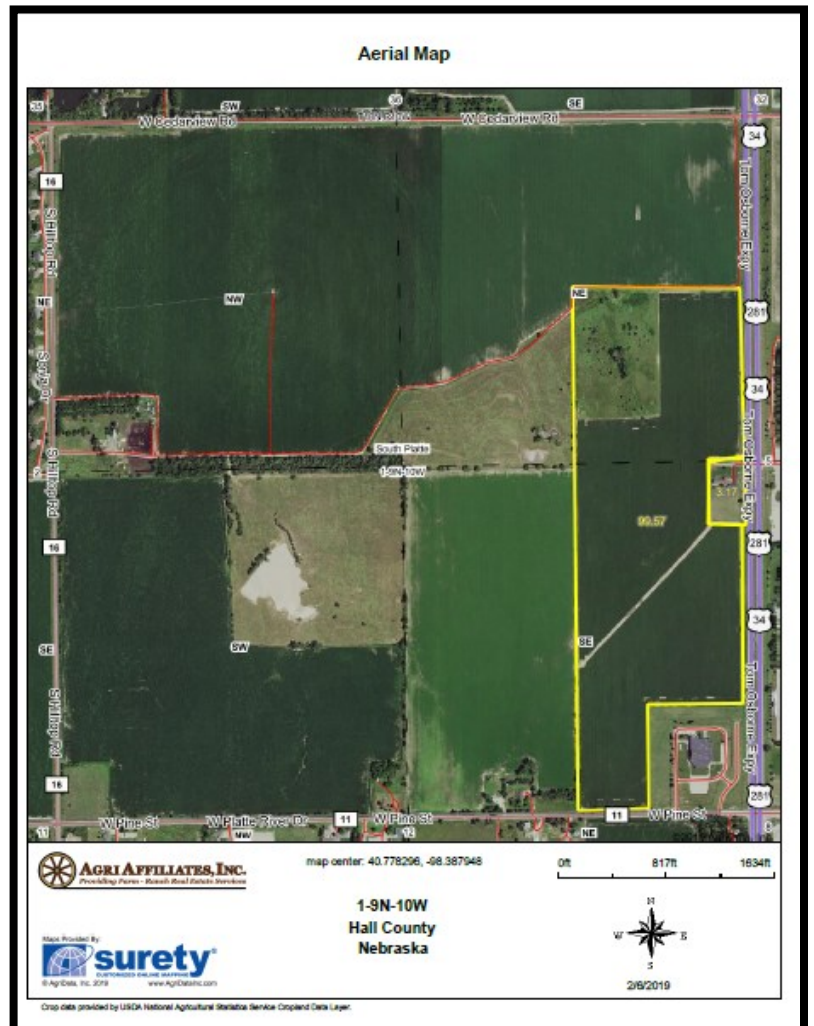
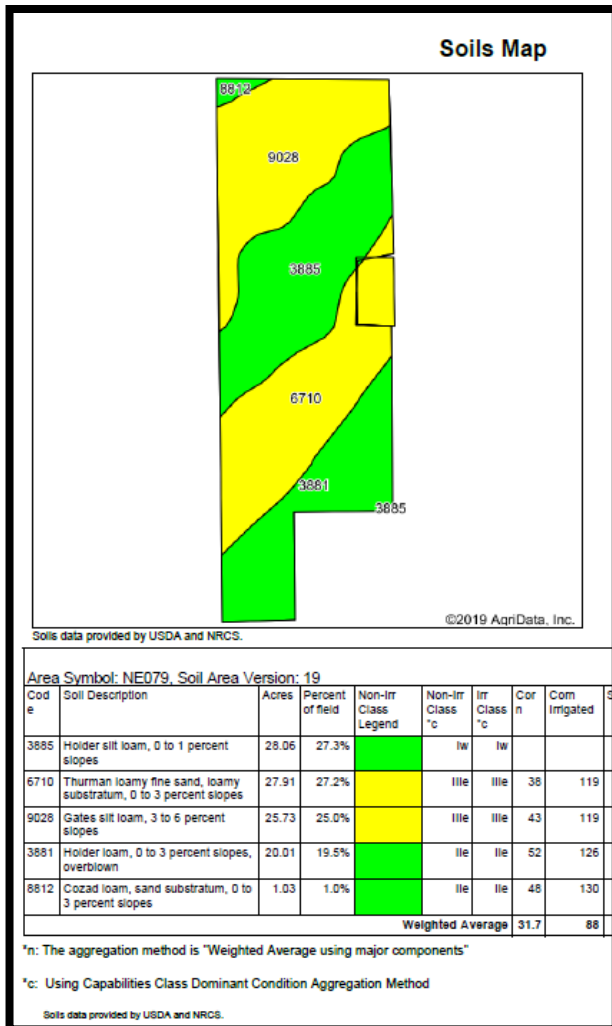
2019 Taxes: Farmland—\$6,581.14

**FSA Information:**

Total Farmland: 98.61 acres Total Cropland: 98.61 acres  
 Government Base Acres: Corn—96.50 PLC Yield: Corn—163

**Possession & Lease Options:**

The Farm Property is available for possession for 2021, or an attractive lease-back could be provided by the current owner.







**TILLABLE LAND WITH  
DEVELOPMENT POTENTIAL**



**TILLABLE LAND WITH  
DEVELOPMENT POTENTIAL**



**WELL SITE. 4.3 LITER PROPANE POWER  
UNIT & TANK NOT INCLUDED**



**GEARHEAD NEW IN 2018**



**VIEW OF AMICK ACRES FROM  
SUBJECT PROPERTY**



**GRASSLAND WITH  
DEVELOPMENT POTENTIAL**



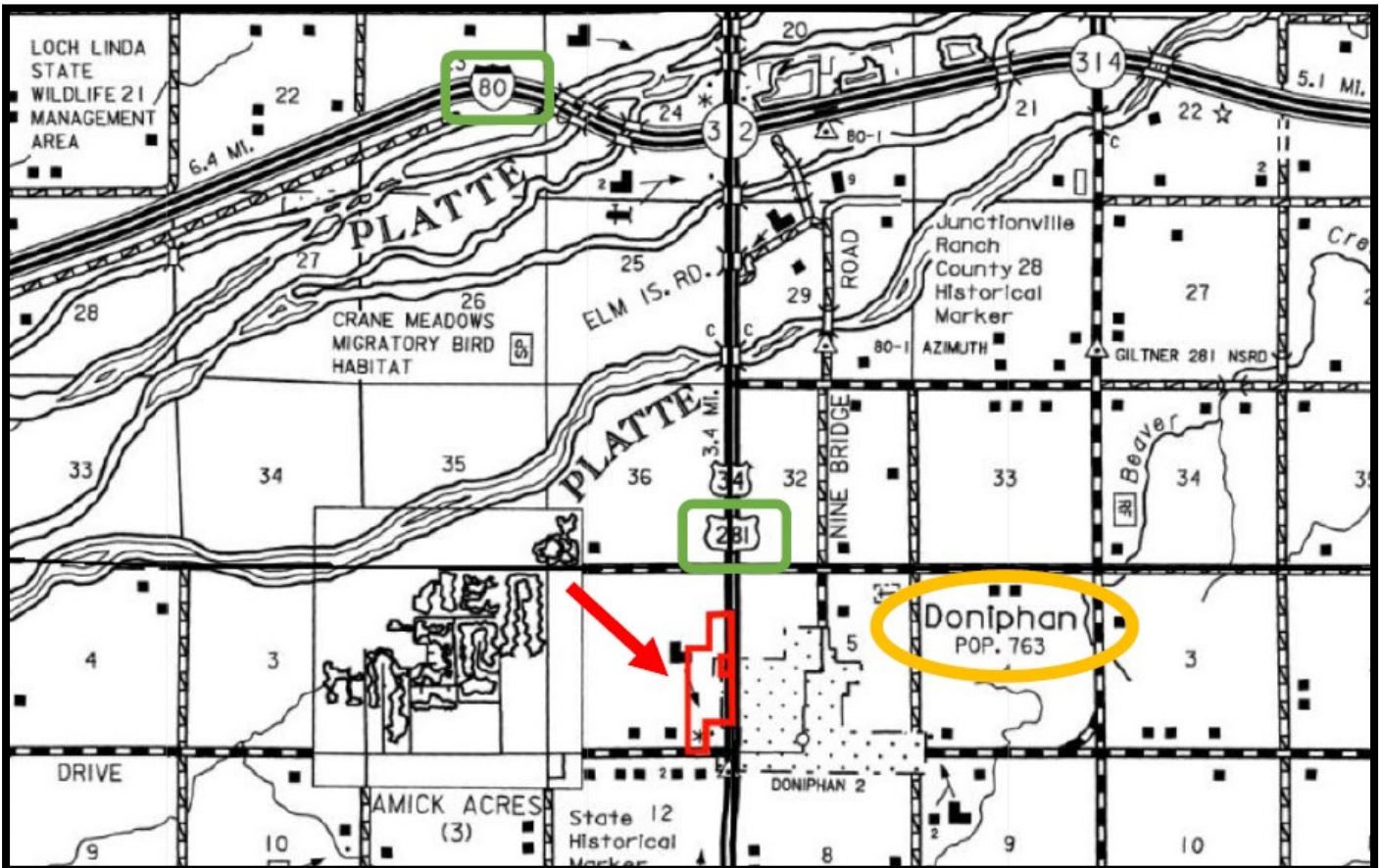
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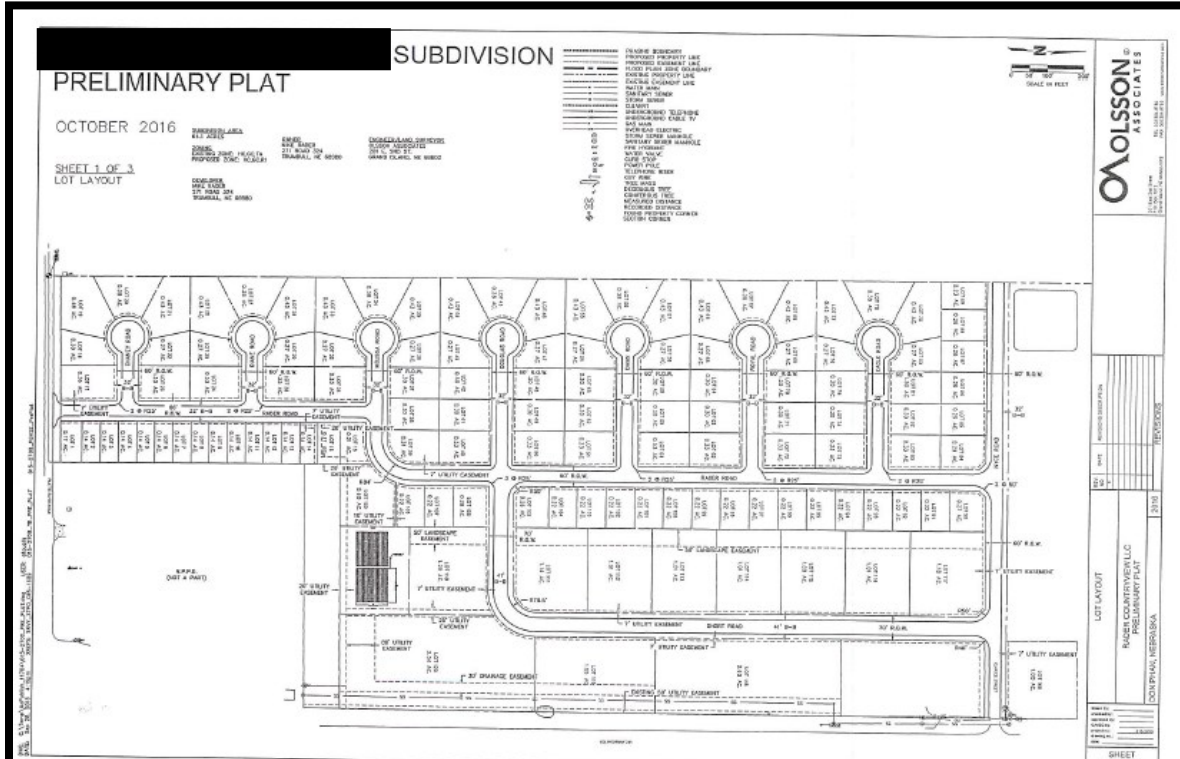
GRASSLAND WITH DEVELOPMENT POTENTIAL

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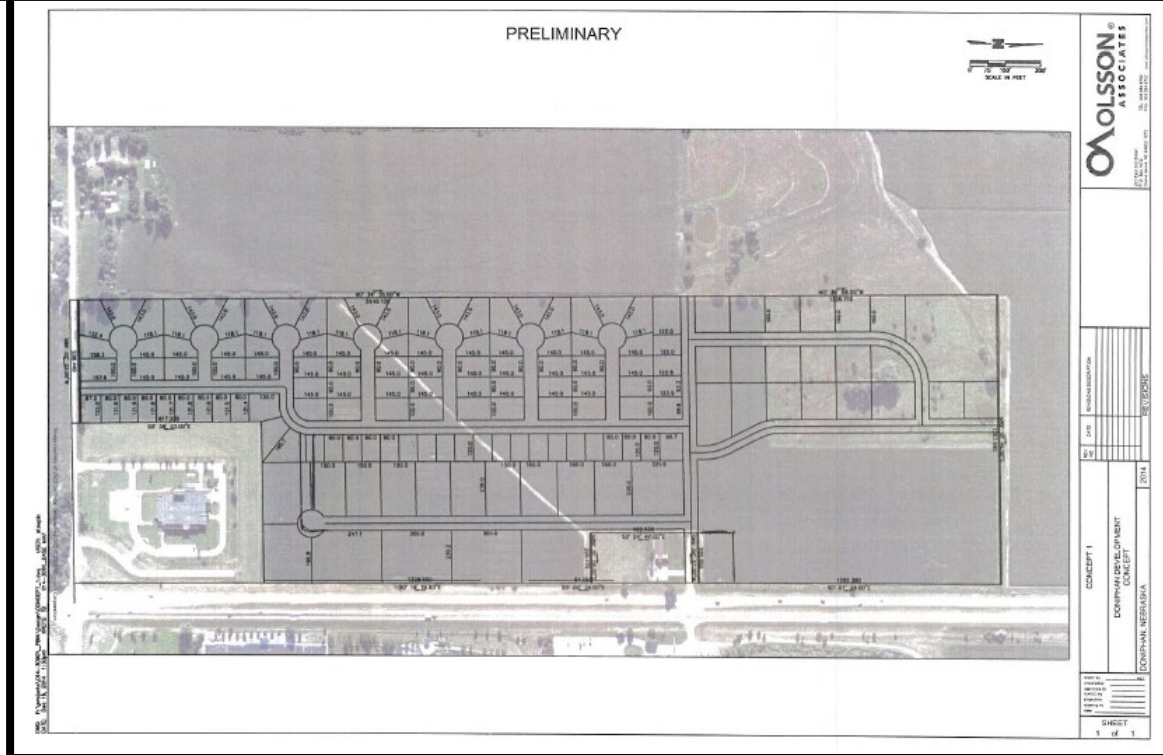


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# DEVELOPMENT POTENTIAL



*Full-scale drawings and studies can be provided to interested parties upon request*



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