

LAND FOR SALE

REINING TRUST FARM - PHELPS COUNTY



LOCATION: 2 miles east and 1 mile north of Holdrege, NE. Located on the corner of 734 Road and Q Road.

LEGAL

DESCRIPTION: NW1/4 Section 25-T6N-R18W of the 6th P.M., Phelps County, Nebraska.

PROPERTY

DESCRIPTION: Phelps County Assessor indicates total of 158.93 acres. Farm consists of excellent quality pivot irrigated cropland with three gravity corners and one dry cropland corner.

FSA

INFORMATION: Total Cropland: 152.87 acres
Base acres: Corn 114.9 acres with PLC yield of 195 bu/acre
Soybeans 25.2 acres with PLC yield of 64 bu/acre

IRRIGATION

INFORMATION: Well Registration G-037321 Completion Date 4/18/1972 at 1,300 gpm
Well Depth 216' Static Water Level 103'
Pumping Level 127' Column 10"
Reinke 7 tower pivot, Layne & Bowler pump w/ 60 HP US Motors electric motor
60.0 acres of surface water rights from Central Nebraska Public Power & Irrigation District
Western Land Roller canal pump w/ 10 HP US Motors electric motor

NRD

INFORMATION: Farm is located in the Tri-Basin NRD and contains 153.77 certified irrigated acres.

SOILS: Soils consist of entirely of Holdrege Silt Loam.

TAXES: 2015 Real Estate Tax - \$13,575.36

LIST PRICE: \$1,400,000.00 **TERMS:** CASH

COMMENTS: This is a highly productive farm located in a strong farming community.

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Bart Woodward, Broker. Kent Richter, David Frost and John Keeney, Sales Associates

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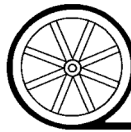
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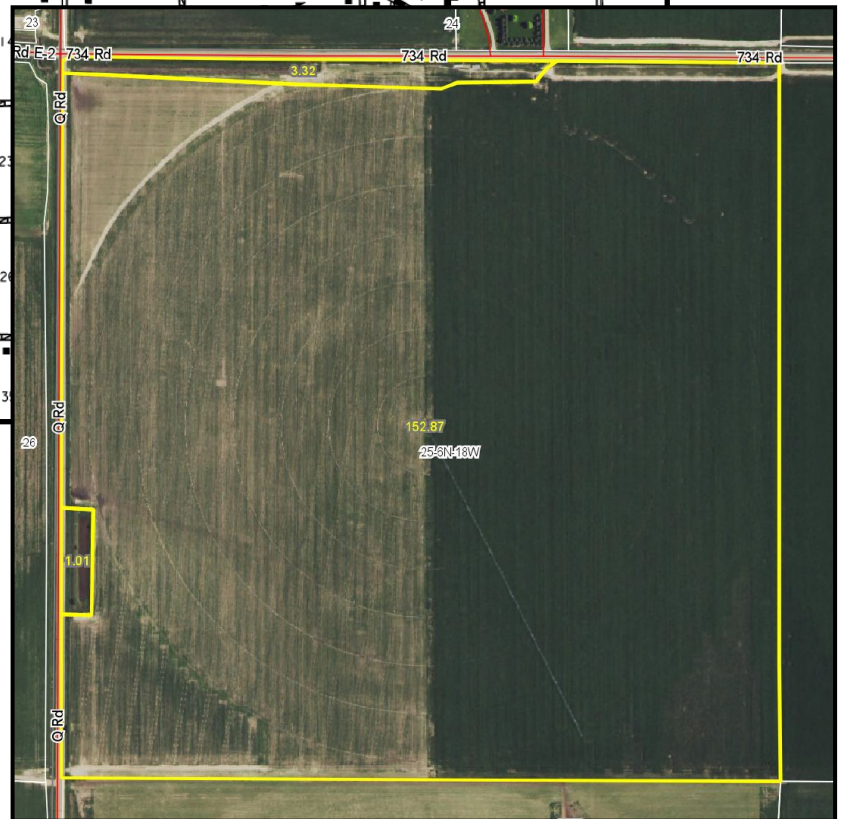
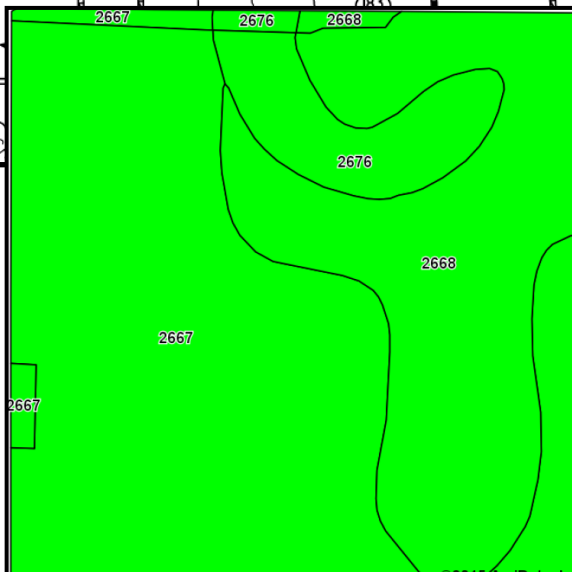
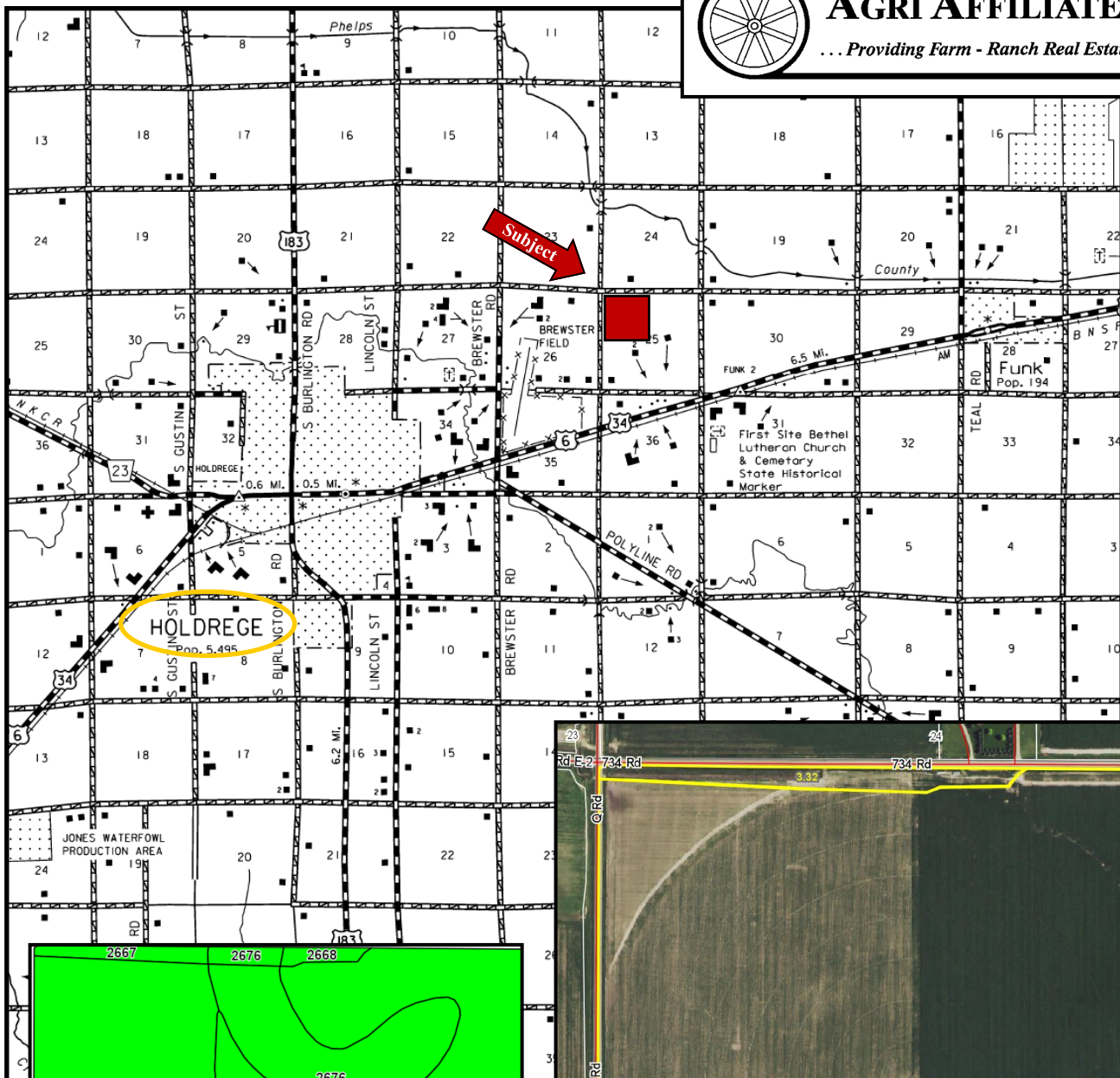
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Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Irr Class	SRPG	NCCPI Overall
2667	Holdrege silt loam, 0 to 1 percent slopes	88.81	58.1%		IIC	Ile	69	60
2668	Holdrege silt loam, 1 to 3 percent slopes	51.78	33.9%		Ile	Ile	68	60
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	12.28	8.0%		Ile	Ile		42

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