

LAND FOR SALE

ESPING/LUNDQUIST FARM PHELPS COUNTY NEBRASKA

Location: 3 miles south of Funk, or 7 miles east of Holdrege, Nebraska. (Farm located on the corner of U Road and 731 Road)

Legal

Description: SW1/4 Section 3-T5N-R17W of the 6th P.M., Phelps County, Nebraska.

Property

Description: Phelps County Assessor indicates a total of 160.69 acres. Farm consists of a high quality pivot irrigated quarter.

FSA

Information: Total Cropland - 157.4 acres
Government Base Acres -

Corn 147.5 acres at 129 bu/acre

Wheat 0.1 acres at 42 bu/acre

Soybeans 9.7 acres at 32 bu/acre

Yield is for both direct and counter cyclical payments. All cropland is considered non-highly erodible by the NRCS.



Irrigation

Information: Water for irrigation is provided by a well located at the pivot point. Irrigation well information is as follows:

Well Registration	G055522	
Completion Date	2/23/1977	at 900 gpm
Well Depth	169'	
Static Water Level	68'	
Pumping Level	81'	
Column	8"	

(The pump, gearhead, diesel engine, and pivot irrigation system are tenant owned and do not sell with the property)

NRD

Information: Farm is located in the Tri-Basin Natural Resource District (NRD) and contains 133.14 certified irrigated acres.



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

Soils: Soils consist primarily of Class I Holdrege silt loam, with lesser amounts of Class II Holdrege and Butler silt loams. Slopes range from 0-3%.

RE Taxes: 2009 - \$4,128.46

List Price: \$740,000 **Cash**

Comments: This is an opportunity to own a top quality pivot irrigated farm located in a strong farming community. (Farm sells subject to a 2010 cash farm lease.)

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