

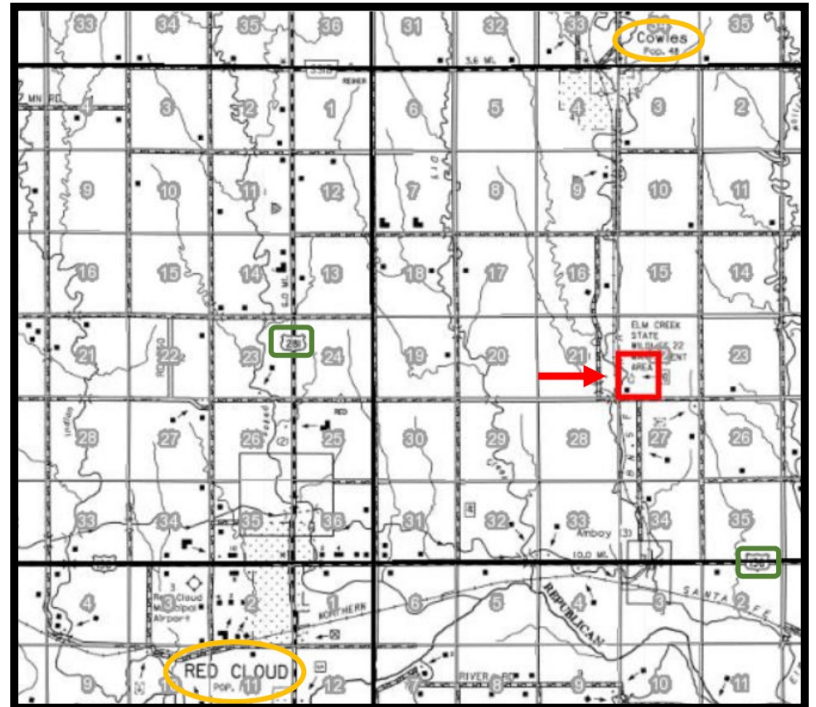
# LAND FOR SALE

## Cowles Creek Farm

Check out  
aerial  
footage on  
website!



- LOCATION:** South of Cowles, Nebraska in Webster County, or 4 miles east of Red Cloud on Highway 136, then 2 miles north on 1600 road.
- LEGAL DESCRIPTION:** The Southwest Quarter (SW 1/4) of Section Twenty-Two (22), Township Two (2) North, Range Ten (10) West of the 6th P.M., Webster County, Nebraska. [160 tax-assessed acres].
- COMMENTS:** This is a pivot-irrigated farm with great recreation. Two pivot corners in CRP with additional 24 acres of timber, and Elm Creek winding through the parcel.
- LIST PRICE:** \$680,000.00
- CONTACT:** Adam D. Pavelka, Listing Agent  
(402) 984-7744  
adam@agriaffiliates.com



*Offered Exclusively By:*



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*Providing Farm - Ranch Real Estate Services*

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IRRIGATION  
INFORMATION:

Well Registration:	G-068017	Completion Date:	4/5/1982
Well Depth:	102 feet	Static Water Level:	32 feet
Pumping Level:	39 feet	Column:	8 inches
Gallons/Minute:	800 gpm	Gearhead:	U.S. Motors (1:1, 60hp)
Pivot:	10-tower T-L Pivot with low-impact sprinkler nozzles		
Power Unit:	4-cylinder Cummins diesel power unit with 1,000 gallon diesel barrel		

\*Pivot had new hydraulic motors and sprinkler package installed 6 years ago.

PROPERTY  
DESCRIPTION:

The cropland on this farm ranges in terrain from nearly level to rolling. Its position next to the Elm Creek and the Elm Creek Wildlife Management Area provide numerous hunting, fishing, and trapping opportunities for the outdoorsman. This creek is stocked with rainbow trout twice a year by Nebraska Game and Parks.

REVENUE &  
REAL ESTATE  
TAXES:

Annual CRP Revenue:	\$964.00
2017 Real Estate Tax:	\$8,006.48

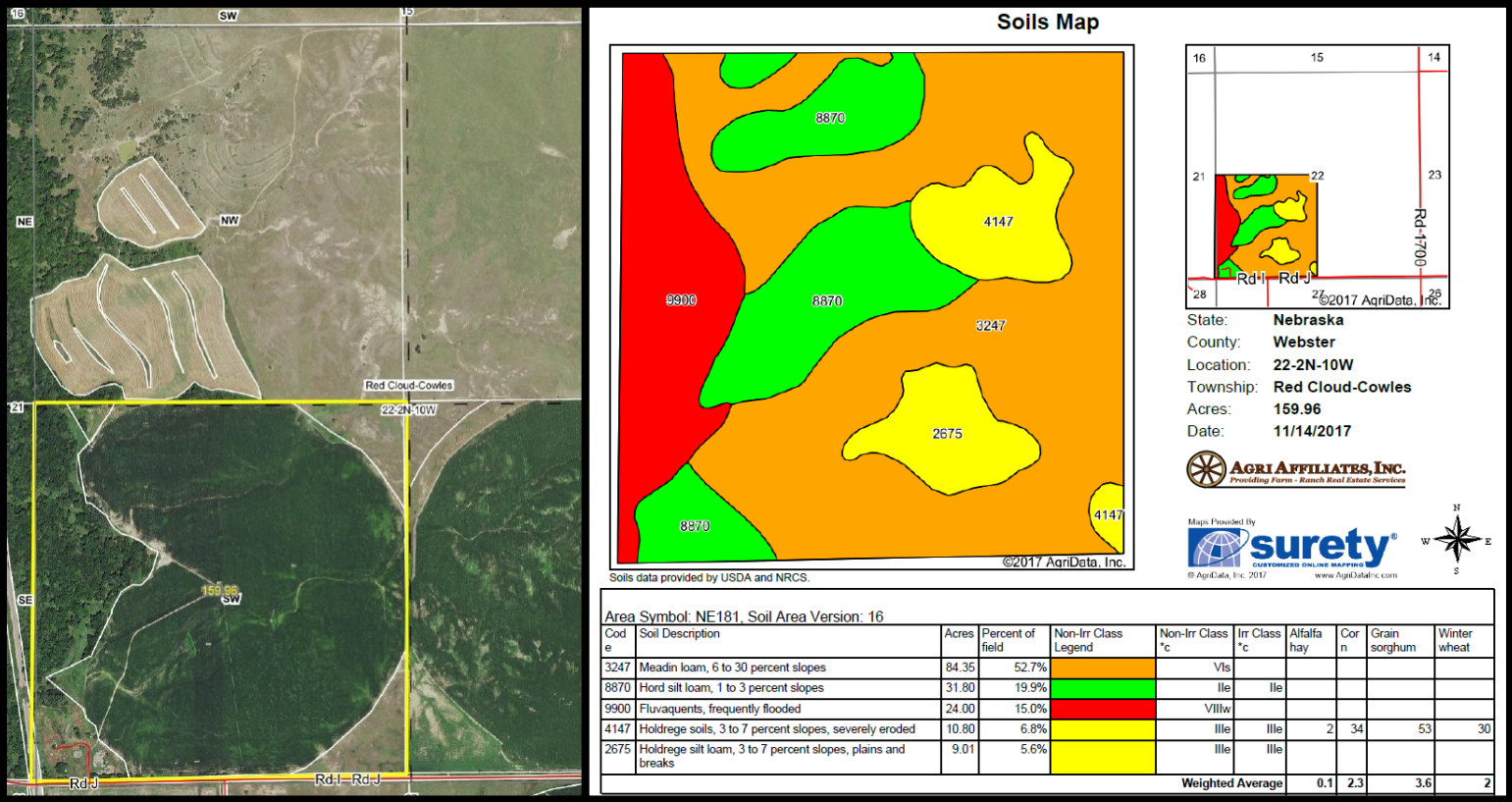
FARM SERVICE AGENCY  
INFORMATION:

Total Cropland:	129.56 acres	PLC Yield:	Wheat—35
Government Base Acres:	Wheat—14.91		Corn—120
	Corn—53.55		Soybeans—44
	Soybeans—48.74		

\*11.76 acres are currently under CRP contract until 9/30/2023.

NATURAL RESOURCE  
DISTRICT:

This farm is located in the Lower Republican Natural Resource District and contains 116.7 certified irrigated acres.







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