

# LAND FOR SALE

## Campbell Pivot Quarter



**LOCATION:** From the intersection of Highway 4 and the main street (Broad Street) in Campbell, Nebraska, travel north 1 mile (northeastern Franklin County, Nebraska).

**LEGAL DESCRIPTION:** The Southeast Quarter (SE ¼) of Section Thirteen (13), Township Four (4) North, Range Thirteen (13) West of the 6th P.M., Franklin County, Nebraska [160.01 tax-assessed acres].

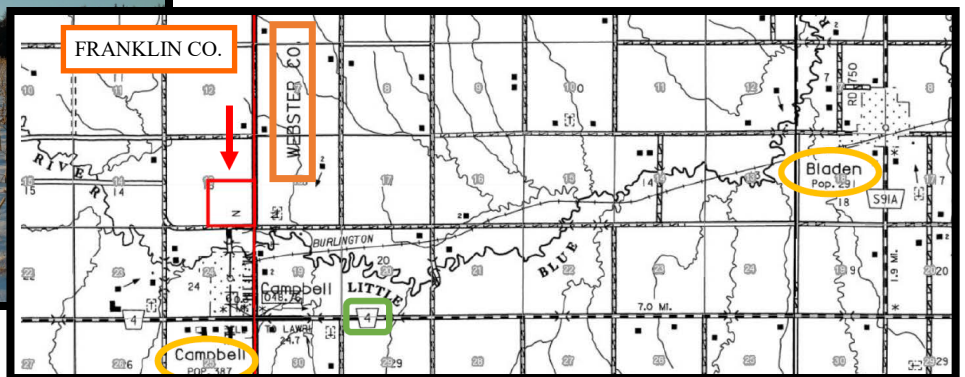
**COMMENTS:** This center-pivot irrigated farm with blacktop access is within one mile of a CPI elevator location.

**REAL ESTATE TAXES:** 2017 Real Estate Tax - \$4,759.86

**NATURAL RESOURCE DISTRICT:** This farm is located in the Lower Republican NRD and contains 129.8 certified irrigated acres.

**LIST PRICE:** \$785,000.00

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IRRIGATION  
INFORMATION:

Well Registration:	G-074316	Completion Date:	4/24/1975
Well Depth:	200 feet	Static Water Level:	105 feet
Pumping Level:	140 feet	Gallons/Minute:	900 gpm
Pivot:	10-tower T-L	Gearhead:	US Motors
Power Unit:	General Motors—Natural Gas V-8 (454 cu. in.)		

PROPERTY  
DESCRIPTION:

This farm has good production capability and has terrain ranging from nearly level to rolling. It comes with a newer natural gas power unit and older pivot. The farm also has a water hydrant for livestock water, connected to the Village of Campbell on the southern edge of the property.

SOILS:

Primarily Holdrege and Uly soils.

LEASE:

This farm is available for possession for the 2018 farming season following the tenant’s rights to graze stalks this winter.

FARM SERVICE AGENCY  
INFORMATION:

Government Base Acres: (projected)	Wheat—18.45	PLC Yields:	Wheat—37
	Corn—66.55		Corn—123
	Grain Sorghum—3.87		Grain Sorghum—65
	Soybeans—37.3		Soybeans—44

