

LAND FOR SALE

R M C Pivots REDUCED

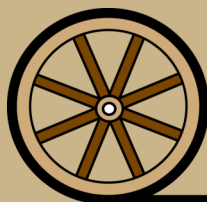


- Location:** 4 miles north of Wallace on North Wallace Road, then 3 west on Swanson Road. Or 16 miles south of the Sutherland I-80 exit to Lone Star road; then 1 west, 1 south, 3 west.
- Description:** E1/2 Section 19-T11N-R34W of the 6th PM, Lincoln County, Nebraska.
- Acres/Taxes:** 328 tax assessed acres. 2018 real estate taxes \$9,970.
- Water Rights:** Well Registrations G-057661, G-057663 drilled in 1977 to 400 ft; static 103 to 125 ft, and pumping level 125 to 135 ft, set at 900 gpm. Located in the Middle Republican NRD including 260 Certified Irrigated Acres with 52 inches of water remaining for 2019-2022 growing seasons.
- Soils:** Predominantly Valentine sand on undulating to sloping terrain.
- FSA Info:** 262.7 cropland acres: 260.7 acres Corn Base @ 140 bushel PLC.
- Irrigation Equipment:** 2 T&L hydraulic, 10 tower pivots, drops; Sargent pumps, Amarillo drives. 2015 Chevrolet 8 cylinder natural gas engines. Historic pumping costs \$36 per acre.
- Buildings:** 1,116 sqft house: 3 bedroom, 1 bath, kitchen, living room. NG heat, air conditioning.
- Comments:** Excellent access to a good 1/2 section, with 2 center pivots and older house. Desirable natural gas power provides lower pumping costs. Submersible well for house and livestock water.
- Price:** ~~\$1,320,000~~ Cash \$1,240,000
- Contact:** John Childears, Listing Agent - 308/539-4450
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John Childears,
Listing Agent

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