

LAND FOR SALE

EBEL DIVERSIFIED FARM

KIMBALL CTY, NE

149.5+/- Acres
Listing #192059

Irrigation Potential!



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For Further Information Contact:
Ben Gardiner, Salesperson or Marc Reck, Broker





PROPERTY INFORMATION

OVERVIEW:

149.5+/- acre farm just outside of Kimball, NE. Currently a mix of dryland/CRP but has an irr. well w/73.6 Cert Ac in SPNRD; irrigation well just needs flow meter installed and electricity hooked up. Great location!

LEGAL DESCRIPTION:

NW1/4, except a 9.09-acre tract of Section 19, Township 15 North, Range 55 West of the 6th PM, Kimball County, NE.

ACREAGES:

102.41+/- Acres Cropland

43.59+/- Acres CRP

3.50+/- Acres Roads

149.50+/- Acres Total

LAND TENURE:

Combination of dry cropland and CRP with gently sloping/rolling terrain; an inactive well has the potential to irrigate up to 73.6+/- acres. Alternatively, the land could be divided for home sites with great access and views.

FSA INFORMATION:

42.2 acres wheat base w/28 bu PLC yield; 7.0 acres oats base w/42 bu PLC yield; 5.3 acres barley base w/53 bu PLC yield.

TAXES:

2019 real estate taxes paid in 2020: \$876.80.

IRRIGATION WATER & EQUIPMENT:

73.6 South Platte NRD certified acres. Irrigation Well Permit #G-014152 (drilled to 147' deep) - electricity needs connected & flow meter installed to activate.

MINERAL RIGHTS:

Seller to convey all OWNED mineral rights to Buyer(s).

GROWING CROPS:

56.4+/- ac winter wheat; Seller to convey landlord share (1/3) to Buyer(s).

CRP:

43.59 ac expiring in 9/30/2020 w/payment of \$1,161/yr (\$26.64/acre); application for new contract completed (pending approval) with a maximum payment of \$1,115/year (\$25.59/ac).

POSSESSION:

Possession of fallow ground upon closing; Buyer(s) to reimburse tenant for any field work done in 2020. Possession of wheat acres upon 2020 wheat harvest.

ASKING PRICE:

\$170,000

TERMS:

Good funds upon closing.



PROPERTY PHOTOS | MAPS



NOTICE TO PROSPECTIVE BUYER

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