

LAND FOR SALE

ANTELOPE COUNTY, NEBRASKA

320.53 +/- ACRES

\$865,431

Offered for sale is this gently to moderately rolling pivot irrigated and CRP farm. The FSA reports 132.78 crop acres on the north quarter and 138.22 acres in the south quarter that are in the Conservation Reserve Program. Annual CRP payment is \$12,302 and expires September 30, 2022. Excellent deer hunting opportunities.

LOCATION: The location is one mile south of Neligh on Highway 14, then west on 848th Road to 522 Avenue. The land is to the southwest of that intersection.

LEGAL: The East Half of Section 25, Township 25 North, Range 7 West of 6th PM in Antelope County, Nebraska.

SOILS: The land is primarily Valentine fine sand 0-6% and Valentine fine sand rolling 9-24%.

IRRIGATION EQUIPMENT: Valley pivot with new 75 hp electric motor, 80 feet of rebuilt pump and new 3 stage bowl in 2020.

	<u>North Quarter</u>	<u>South Quarter</u>
Registration Number	G-096035	G-062757
Depth	350 Feet	410 Feet
Pumping Water Level	60 Feet	122 Feet
Certified Irrigated Acres (per UENRD)	132.8 Acres	138.22 Acres

BASE ACRES: Tract #4132

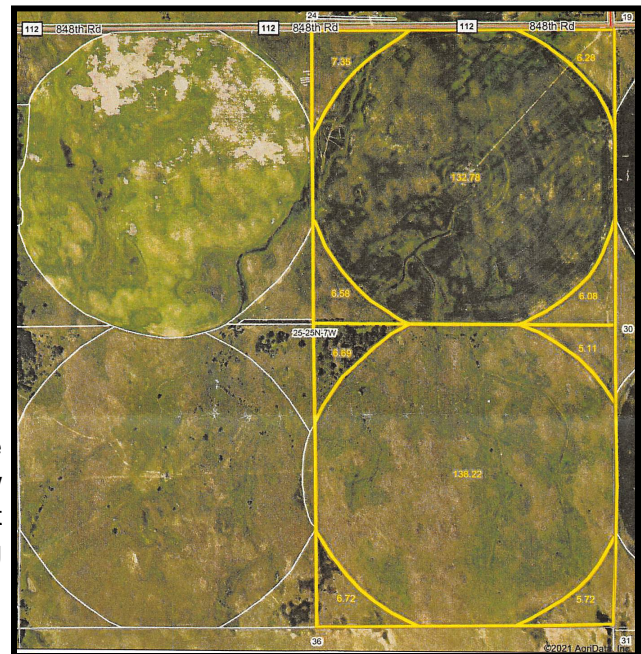
Corn - 128.2 Acres/157 bushel yield

Soybeans - .1 Acres/36 bushel yield

2020 REAL ESTATE TAXES: \$4,620.24

POSSESSION: Full possession March 1, 2021.

TERMS: An earnest deposit of 10% of the purchase price is due upon signing the Purchase Agreement. Title insurance and escrow closing fee will be split equally. Prospective bidders acknowledge that they have made a personal inspection of the property and are relying on their own conclusions. The property is being sold "AS IS".



Rod Johnson

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Please visit our website for more information

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