

# Farmland for Sale

---

**1,739.10 +/- acres Wheeler County, Nebraska**  
**10 center pivots**



**EDGEWATER**

Insurance + Real Estate



For More Information Contact:  
**Boyd Smith (402) 875-0361**  
**[www.edgewaterfm.biz](http://www.edgewaterfm.biz)**



Information was gathered from sources deemed reliable. Broker makes no guarantee to its accuracy. Prospective buyers are urged to inspect the property and should verify all information. Edgewater Insurance + Real Estate and its representatives are acting as agents for the seller.





## **Location**

From Bartlett, NE, one quarter is just southeast of town on the east side of the highway. The other quarters begin 3.0 miles west of Bartlett on the south side of 832 Road.

## **Legal Description**

Sections 13, 17 and 18, Township 22 North, Range 12 West and Section 13, Township 22 North, Range 11 West.

## **Soils**

Fine sand, Loamy fine sand. Rolling farmland.

## **Possession**

Immediate possession.

## **Taxes**

\$37,508.58



## Description

Ten quarters sit 3 miles west of Bartlett, NE with 9 Valley center pivots, diesel power units with generators and 1,000 gallon fuel tanks. The east quarter has a newer Zimmatic pivot and electric motor. All pivots include a 1,550 gallon poly tank. The 8" irrigation wells pump 850 to 1,000 gpm. Approximately 60,000 in grain storage. Excellent yield history. Pivot corners are cut for hay. Good corn basis nearby with a large feedlot competing for corn. Cargill in Ord and Meuret's in Brunswick offer very good soybean pricing. The feedlot can also supply manure.

Acres: 1,307.94 irrigated acres, 361.91 grassland acres.

**Price: \$7,250,000.00 or \$4,157/ac**

