

Gosper County Combination Farm

Offers Pivot Irrigated Cropland, Dryland Cropland, and Pasture Acres



Gosper07



- Productive Holdrege Silt Loam Soils make up the cropland acres.
- Good access off gravel road • Nice calving pastures on each side of the property.
- Great opportunity to add to your land holdings and open for the 2021 crop year!

Property Acres - 300.95 +/-

Irrigated Acres - 134.32 +/- Dryland Acres - 28.90 +/-

Grassland Acres - 129.73 +/- Other Acres - 8.00 +/-

Legal Description

North 1/2 of Section 7, T6N, R22W of the 6th P.M., Gosper County, Nebraska.

Excluding 7+/- acre farmstead and 7+/- acres in Northwest corner of farm.

Survey to be completed before closing.

Property Taxes - \$6,774.12

Price- \$1,200,000.00

Directions: From Elwood, Nebraska, travel south on Hwy 283 approximately 6 miles to Road 737. Head east on Road 737 approximately 1 mile to Road 426. The farm will be on the southeast corner of Road 737 and Road 426.

Jeff Moon, ALC | Farm & Ranch Specialist
308.627.2630 | Jeff.Moon@AgWestLand.com

AgWest Land Brokers | 415 W. 4th Ave. PO Box 1098
Holdrege, NE 68949 | 866-995-8067

AgWestLand.com





Irrigation Information

#G-061281, drilled in 1979, 375' well depth, pumping 1,300 gpm, 163' static water level, 200' pumping level

Irrigation Pivot: 2012 T&L 14 tower.

Irrigation power unit: JD diesel power unit with fuel tank.

Located in the Tri-Basin NRD and has certified irrigation rights for 134.32 acres

FSA Information:

Total Cropland Acres: 164.12

Oats: 44.34 Base Acres - 50 PLC Yield

Corn: 98.84 Base Acres - 121 PLC Yield

Total Base Acres: 143.18



The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.