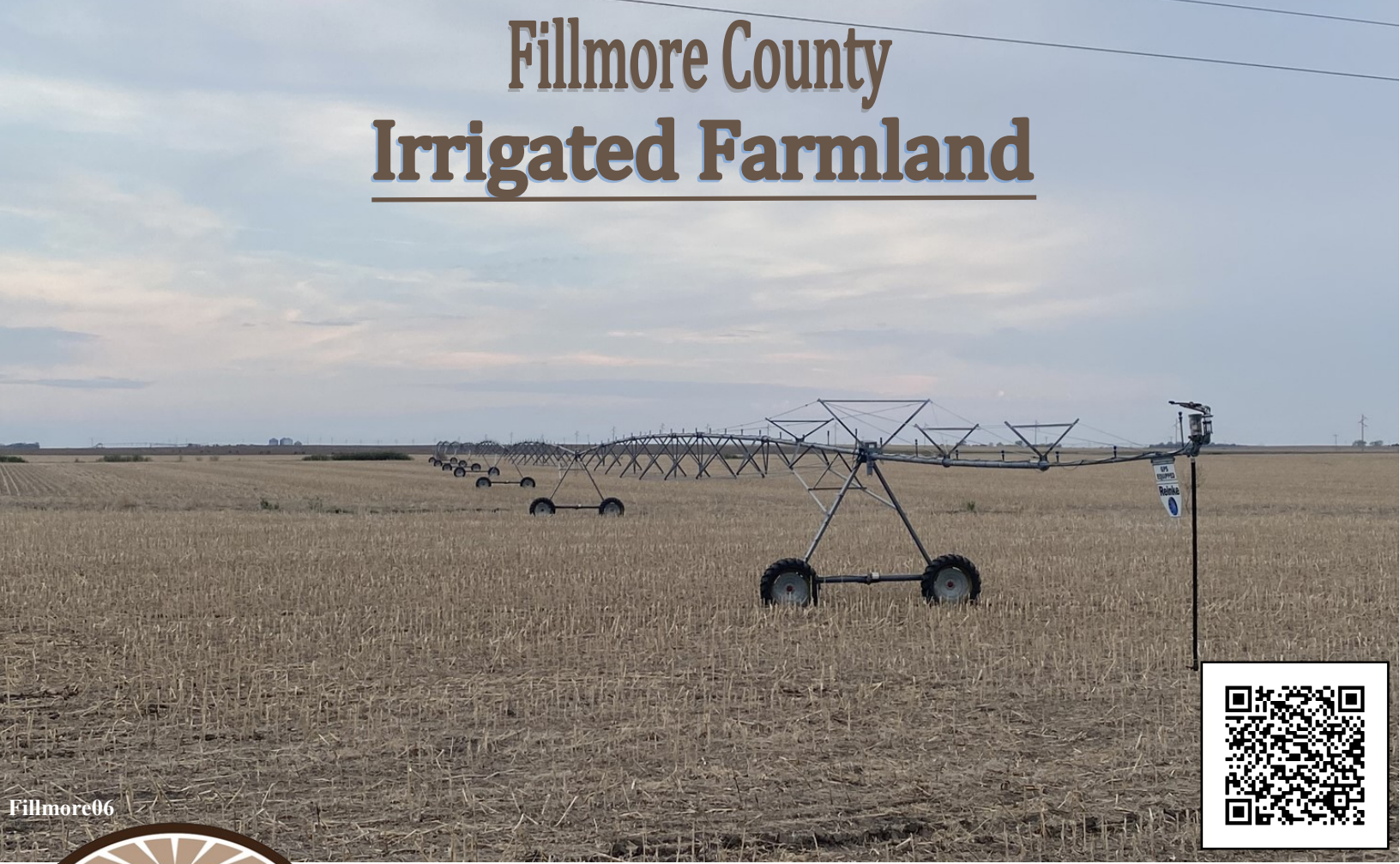


Fillmore County Irrigated Farmland



- Well-located, irrigated farm in Fillmore County.
- Located in the Little Blue NRD.
- Productive farm with silt loam soils.
- Subject to 2021 lease.

Property Acres - 160 +/-

Irrigated Acres - 149.5 +/- Other Acres - 10.5 +/-

Legal Description

NW 1/4 Section 26 Township 5N Range 3W

Property Taxes - \$7,027.70

Price- \$1,760,000.00

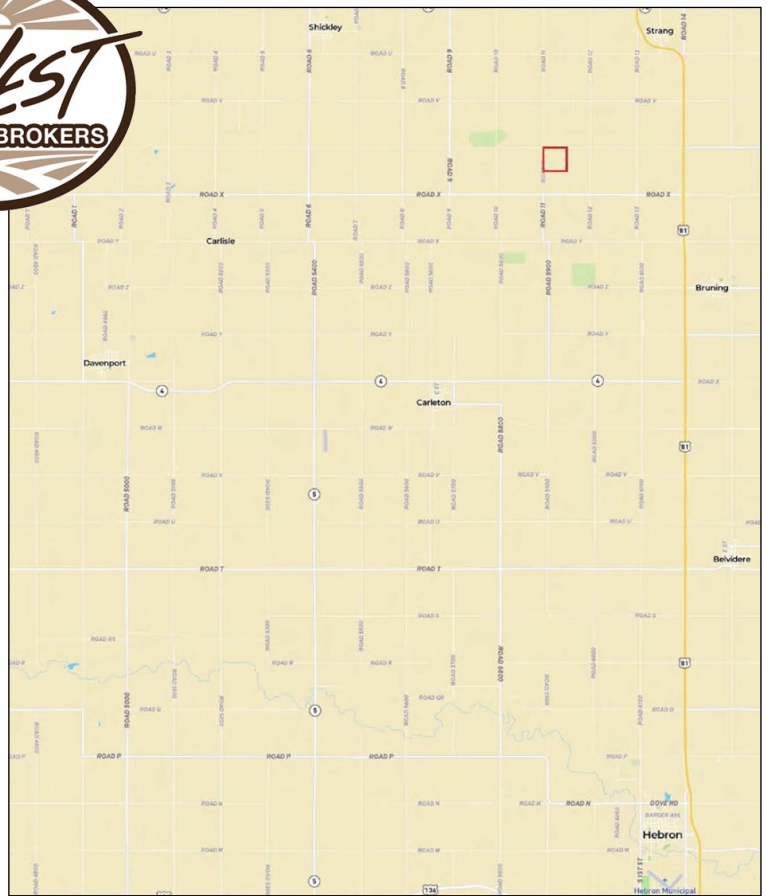
Directions: From Bruning, travel approximately 3 miles west on Road Z. Turn north on Road 5900 for 1 mile and make the jog west on Road AA. Turn north on Road 11 for 2 miles. The farm is located on the east side of the road.

Kory Koch | Farm & Ranch Specialist | Davenport, NE
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Holdrege, NE 68949 | 866-995-8067

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Irrigation Information

3 Phase 60HP Electric Motor, Western Land Roller Pump 8 5/8" Column, Capacity 1200 gallon/minute, Drilled 200' Deep, Static Water 87', Drilled in 1968. There are 2 booster pumps and aluminum irrigation pipe.

*Located in the Little Blue NRD and has certified irrigation rights for 149.5 acres.

Irrigation Pivot

7 tower Reinke Pivot, owned by tenant

FSA Information

Total Cropland Acres: 149.5

Wheat: 1.50 Base Acres - 39 PLC Yield

Corn: 127 Base Acres - 181 PLC Yield

Soybeans: 19.70 Base Acres - 51 PLC Yield

Total Base Acres: 148.20



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.