

# Saunders County Pivot Irrigated Farm

## 76.99 +/- Acres



Saunders05



- ⇒ Nice laying, pivot irrigated farm.
- ⇒ Located near several good grain markets.
- ⇒ Irrigation pivot owned by tenant.
- ⇒ Open for the 2022 crop season.
- ⇒ Don't miss out on this great opportunity!

**Total Property Acres: 76.99 +/-**

**Acres of Irrigation: 58.78 +/- Acres of Dryland: 17.20 +/- Other Acres: 1.01 +/-**

**Property Taxes - \$8,453.96**

**Legal Description -** Balance of North 1/2 Southwest 1/4 in Section 22, Township 16 North, Range 7 East

**Price - \$1,020,250.00**

**Directions:** From Cedar Bluffs: travel south on Highway 109 for 3 miles. Turn west on Road U and travel one mile to County Road 17. Head south for 0.5 miles and the property will be on the east side of the road.



**Jeff Moon, ALC**  
*Farm & Ranch Specialist*  
Holdrege, NE  
308.627.2630  
Jeff.Moon@AgWestLand.com

**Tommy Wiles**  
*Farm & Ranch Specialist*  
Gordon, NE  
308.360.2030  
Tommy.Wiles@AgWestLand.com



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

***AgWestLand.com***





#### **Irrigation & Well Information:**

- Located in the Lower Platte North NRD and has certified irrigation rights for 59.90 acres.
- G-155908, drilled in 2010, 700 gpm, static level 13 ft., pumping level 25 ft., pump depth 50 ft., well depth 151 ft.
- Tenant-owned power unit and irrigation pivot.

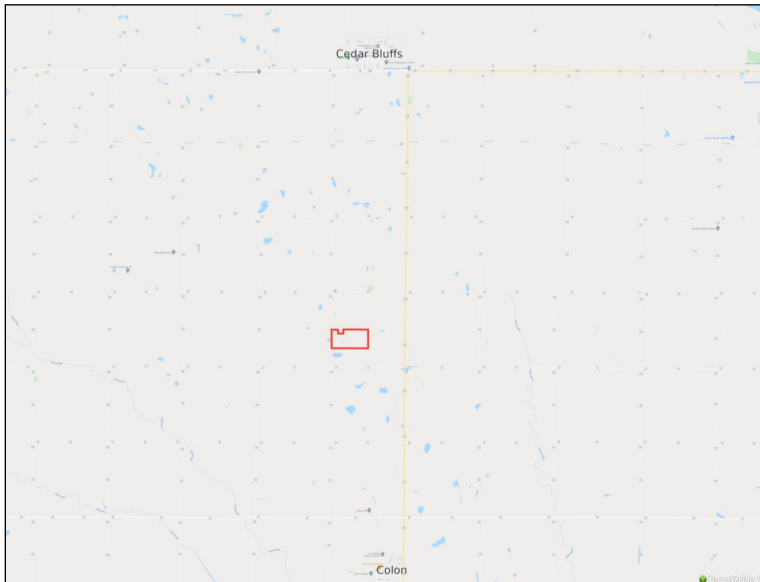
#### **FSA Information:**

**Total Cropland Acres:** 74.62

**Corn:** 46.51 Base Acres - 187 PLC Yield

**Soybeans:** 25.72 Base Acres - 53 PLC Yield

**Total Base Acres:** 72.23



## **FARM | RECREATIONAL | RANCH | INVESTMENT**



### **Your Local Land Expert**

Public Auctions · Sealed Bid Auctions  
Online Auctions · Private Treaty Listings

**AgWestLand.com**



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.