

# 150.45 +/- Acre Pivot Irrigated Farm Jefferson County



- ⇒ Great opportunity to own an outstanding irrigated farm!
- ⇒ Offers productive Geary and Hastings silty clay loam soils.
- ⇒ Centrally located near several grain elevators and feed producers that offer competitive grain markets.

**Total Property Acres (Per Assessor): 150.45 +/-**  
**Acres of Irrigation: 131.60 +/- Acres of Dryland: 17.60 +/-**  
**Acres of Other: 1.25 +/-**

**Property Taxes - \$7,066.24**

**Legal Description - NW 1/4 of Section 35, Township 4 N, Range 1 E EX FR**

**Price Reduction- \$1,489,455.00 or \$9,900 / Acre**

**Directions:** From Daykin travel south on 562nd Avenue for 3 miles to 721st Road. Turn east and the property will be on the south side of the road.

**Kory Koch | Farm & Ranch Specialist | Davenport, NE**  
**402.364.3071 | Kory.Koch@AgWestLand.com**

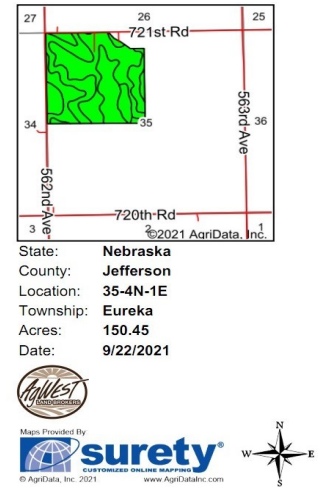
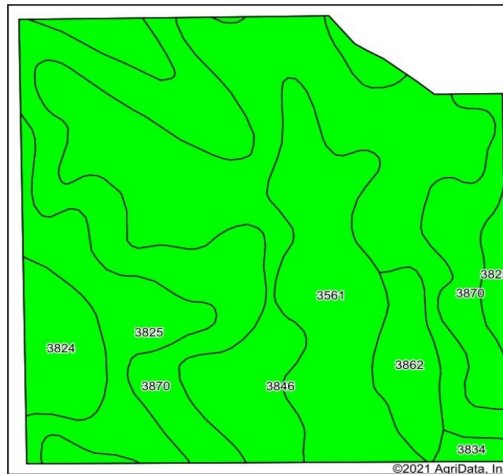
AgWest Land Brokers, LLC | 415 W. 4th Ave. PO Box 1098  
Holdrege, NE 68949 | 866-995-8067

**AgWestLand.com**





# Soils Map



State: **Nebraska**  
County: **Jefferson**  
Location: **35-4N-1E**  
Township: **Eureka**  
Acres: **150.45**  
Date: **9/22/2021**



Soils data provided by USDA and NRCS.

Area Symbol: NE095, Soil Area Version: 18							
Code	Soil Description	Acres	Percent of field	SRPG Legend	Non-Irr Class *c	Irr Class *c	SRPG
3846	Geary silty clay loam, 3 to 7 percent slopes, eroded	53.57	35.6%		IIle	IIle	74
3870	Hastings silty clay loam, 3 to 7 percent slopes, eroded	37.64	25.0%		IIle	IIle	89
3561	Hobbs silt loam, occasionally flooded	22.33	14.8%		IIw	IIw	70
3825	Crete silt loam, 1 to 3 percent slopes	21.22	14.1%		IIe	IIe	65
3824	Crete silt loam, 0 to 1 percent slopes	7.70	5.1%		IIs	IIs	66
3862	Geary and Jansen soils, 7 to 11 percent slopes, severely eroded	6.70	4.5%		IVe	IVe	56
3834	Geary silty clay loam, 3 to 11 percent slopes, severely eroded	1.29	0.9%		IVe	IVe	70
Weighted Average							69.6

\*c: Using Capabilities Class Dominant Condition Aggregation Method

## FSA Information:

**Total Cropland Acres: 150.09**

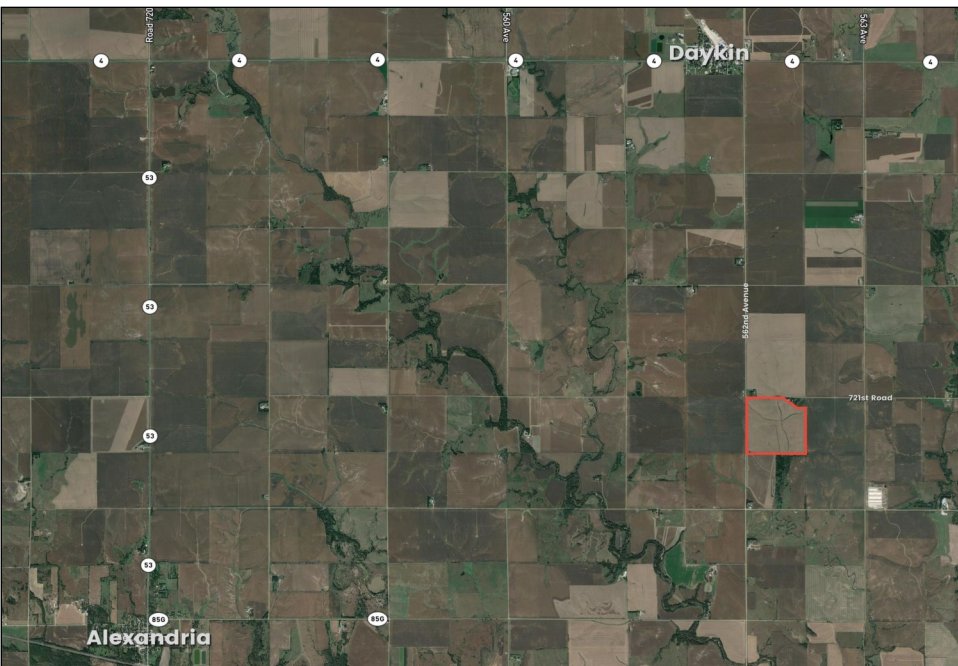
**Corn: 109.95 Base Acres - 139 PLC Yield**

**Soybeans: 36.65 Base Acres - 36 PLC Yield**

**Total Base Acres: 146.6**

## Irrigation and Well Information:

- Located in the Little Blue NRD and has certified irrigation rights for 135.79 acres.
- Drilled in 1956, 1,500 gallon pumping rate, 60 HP electric motor, 2010 Valley pivot.



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.