

LAND FOR SALE

WALLACE PIVOT



LOCATION: From Wallace, Nebraska travel 4 miles north on N. Wallace Road to W. Swanson Road then west 1/2 mile to the southern boundary of property.

LEGAL DESC.: SW1/4 Section 22-T11N-R34W of the 6th PM, Lincoln County, NE

TAXES & ACRES: 160 Tax Assessed Acres - 2021 RE taxes payable in 2022: \$5,392.86; Occupation Taxes for 2021 - \$1,352.00

PRICE: \$950,000.00

WATER: NE Well Reg: #G-068236, 135.2 certified irrigated acres. Remaining Allocation: 27.73 inches thru 2022

IRRIGATION EQUIPMENT: 1982 Valley 8-tower pivot and 60 HP electric motor.

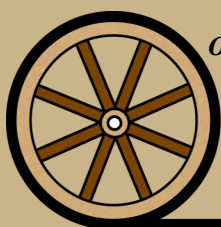
FSA INFORMATION: 141 Cropland Acres; Corn base 141 ac. at 156 bu/ac PLC yield

POSSESSION: Current farm lease expiring February 28, 2023

CONTACT: Chase Dodson, Listing Agent - 308.520.1168 | chase@agriaffiliates.com
Bruce Dodson, Brian Reynolds, Don Walker, Bonnie Downing, Mike Wilken



Chase Dodson



Offered Exclusively By:

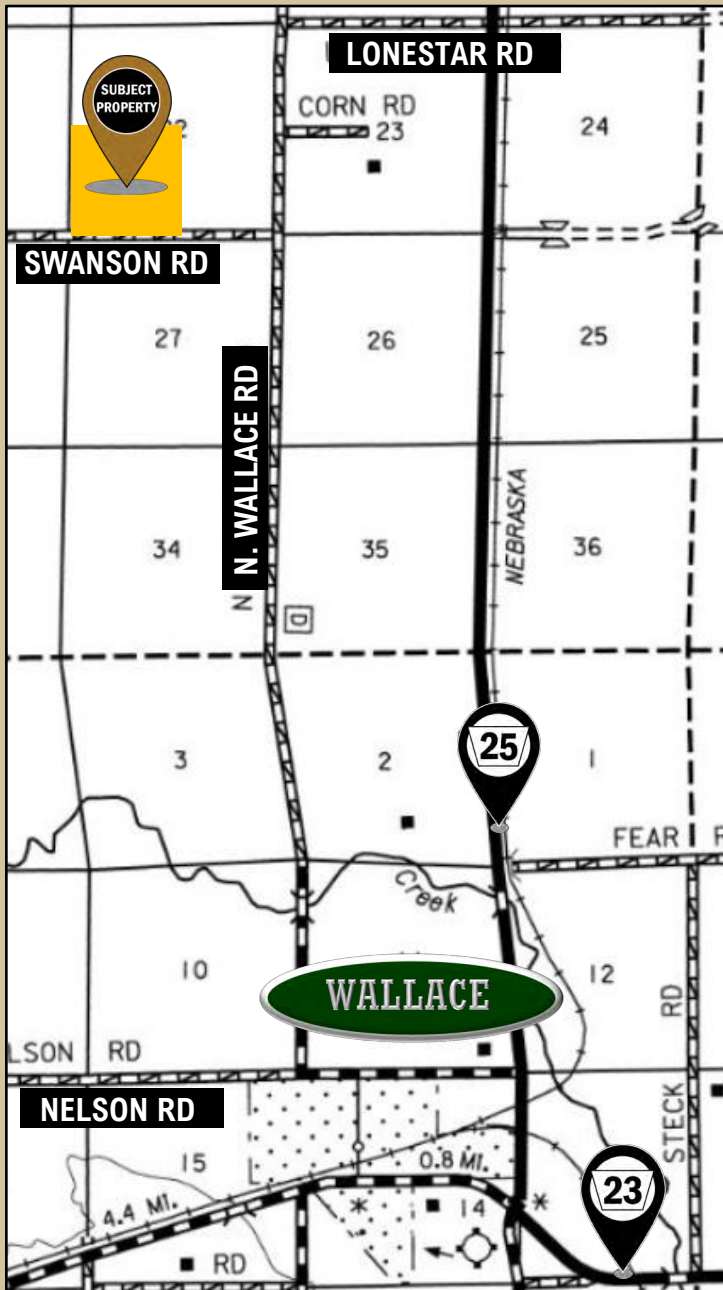
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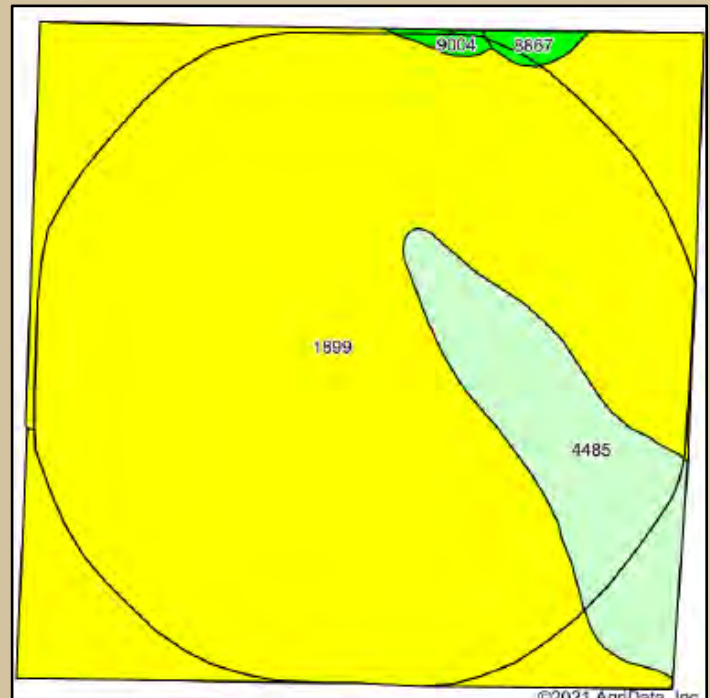
Providing Farm - Ranch Real Estate Services

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.





NOTE: Farm sells with a great Cash Lease in place and proven tenants that would enjoy the opportunity to continue farming in the future years.



Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class "c"	Irr Class "c"
1899	Valent sand, rolling	138.27	87.9%		Vle	IVe
4485	Dunday loamy fine sand, 0 to 3 percent slopes	17.37	11.0%		IVe	
8867	Hord fine sandy loam, 1 to 3 percent slopes	0.94	0.6%		Ile	Ile
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	0.64	0.4%		Ile	Ile

"Big Enough to Serve You; Small Enough to Know You!"