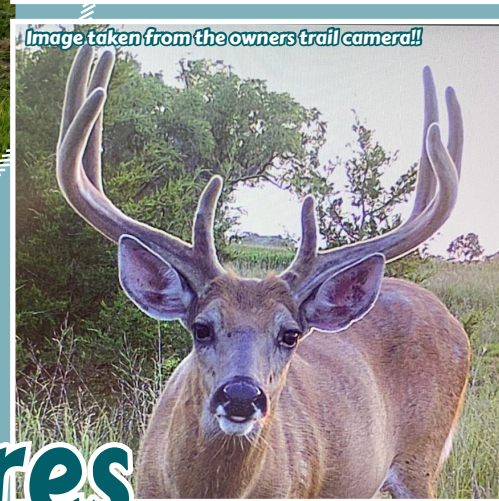




Image taken from the owners trail camera!!



310.9+/- Deeded Acres

Garfield County, Nebraska

Here is an irrigated farm that offers a great setting for your hunting cabin. The Dry cedar creek crosses the property creating great wildlife habitat on the north side and a large percentage of the income producing cropland to the south. Take note that the high capacity electric wells only require 50 HP motors allowing for less expensive irrigation expenses than most farms!



TRAVIS DOUGHERTY Broker
Mobile (402) 336-7612 or (402) 336-4444

320 South 4th Street • O'Neill, Nebraska 68763

PO Box 857 • Toll Free (844) LND-MRKT

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Land Management • Live Auctions • On line Auctions • Sales
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Location: Approximately 4.5 miles West of Ericson on the North side of State Highway 70-91. The property is accessible from Highway 70-91 on the South end and county gravel road along the West.

Certified Irrigated Acres: 223 (Lower Loup NRD)

Farm Service Agency

Cropland: 237.52

Base Acres: 217.9 @ 119 Bu. Yield (corn)

2021 Taxes: \$9,093.66

Equipment:

(2) 2013 Model 8000 Valley Pivots (10999830) (10999839)

(1) 1970 3 tower Center Pivot

(2) General Electric Motors 50 HP (CSJ319287) (CSJ319285)

(2) Western Land Roller Pumps (E71165), (D71112)

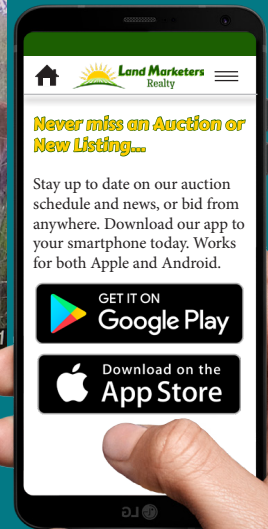
Listing Price: \$ 1,819,000



Image taken from the owners trail camera!! WOW!!!



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