



# IRRIGATED FARMLAND

Offered at \$660,000  
\$8,250 / Ac

Nearly level, productive gravity-irrigated 80 with the potential for a pivot to be added to it. This Polk County farm has Class I, Class II, and Class III soils consisting of mainly Alda loam and Leshara silt loam soils. It is located in close proximity to multiple grain elevators and ethanol plants.

### Property Directions

From Silver Creek, take Highway 39 south for roughly 1 1/2 miles to Road 37. Turn east 1 1/2 miles. Property is on the south side of the road.



**KRAIG URKOSKI**  
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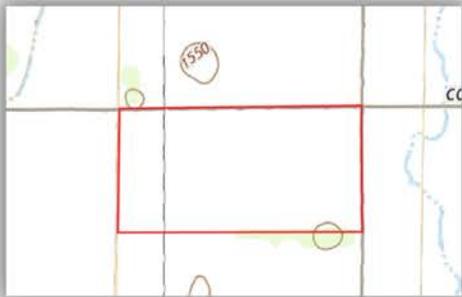




Polk07



**AERIAL MAP**



**TOPOGRAPHY MAP**



**SOILS MAP**

Total Acres: 80.00 +/-  
Irrigated Acres: 76.43 +/-  
Dryland Acres: .57 +/-  
Other: 3.00 +/-

Property Taxes \$4,468.48

### FSA Info

Corn: 61.1 Base Acres, 124 PLC Yield  
Soybeans: 11.5 Base Acres, 44 PLC Yield  
Wheat: 3.3 Base Acres, 38 PLC Yield  
Cropland Acres: 76.11, Total Base Acres 75.9

### Legal Description

North 1/2 Northeast 1/4 section 14, Township 15 North, Range 3 West, Polk County, Nebraska

### Well Information

G-020107 drilled June 6, 1955 in the Central Platte NRD with 76.43 certified irrigated acres

GPM: 600

Static Level: 11'

Well Depth: 40'

Pumping Level: 33'

All owned mineral rights convey

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