

LAND FOR SALE

NEW PRICE!



Don Walker



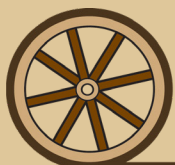
Mike Polk

PLUMMER PIVOT

187 Acres West of Brule in Keith County, NE

LOCATION:	Located west of Brule, NE Take Exit 117 off I-80 north to Highway 30 and go west approximately 3 miles to southern edge of property.
LEGAL DESCRIPTION:	SE1/4 except tract & tract in S1/2N1/2 S18-T13N-R40W of the 6th P.M., Keith County, NE
ACRES:	186.95 Tax Assessed Acres
TAXES:	2021 Taxes Payable in 2022: \$6,008.70
PRICE:	\$1,050,000
LAND USE:	150 pivot irrigated acres, 30 dry cropland acres
FSA INFO:	179.82 cropland acres; Corn Base: 146.9 acres @ 114 bu/ac PLC yield; Wheat Base: 10.5 ac @ 44 bu/ac. PLC yield.
SOILS:	86% Class II - mostly Bayard very fine sandy loam, Duroc loam & Bridget loam
WATER:	NE Reg Well #G-044342 149.9 certified irrigated acres in the Twin Platte NRD.
EQUIPMENT:	Zimmatic 8 Tower Pivot, US 75 H.P. Electric Motor, Sargent Pump
POSSESSION:	Possession at Closing subject to lease expiring on February 28, 2023.
COMMENTS:	Outstanding oversized pivot quarter with great access off NE Highway 30. Excellent soils and well maintained equipment in the Twin Platte NRD - No water allocation!
CONTACT:	Don Walker, Listing Agent 308.764.7175 Mike Polk, Listing Agent 308.539.4446 Bruce Dodson, Chase Dodson, Bonnie Downing, Brian Reynolds

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MAPS + IMAGES



Twin Platte NRD – No Water Allocation!

