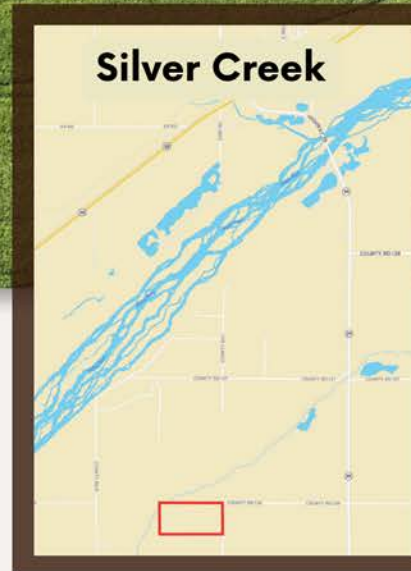




PIVOT-IRRIGATED FARM

80 +/- Acres in Polk County, NE

Offered at \$688,000



Nice irrigated 80 with updated irrigation equipment. Located close to multiple grain elevators and is located just off Highway 39 south of Silver Creek, Nebraska. This is a productive piece of ground for someone looking to get started purchasing land.



Kraig Urkoski

Farm & Ranch Specialist

Clarks, Nebraska

308.548.8431

Kraig.Urkoski@AgWestLand.com





PROPERTY DETAILS



POLK08



AERIAL MAP



TOPOGRAPHY MAP



SOILS MAP

Boundary 79.59 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NOCP	CAP
8403	Alds loam, occasionally flooded	39.88	50.08	0	29	3w
6352	Leshara silt loam, occasionally flooded	24.63	30.95	0	98	2w
3710	Cass fine sandy loam, rarely flooded	7.57	9.51	0	57	2w
6353	Leshara silt loam, drained, rarely flooded	5.9	7.41	0	70	1
2331	Inkale loamy fine sand, rarely flooded	1.63	2.05	0	29	4w
TOTALS		79.59	100%	-	46.15	2.47

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Legal Description - North 1/2 Northeast 1/4
Section 20, Township 15 North, Range 3 West

Total Acres (Per Assesor) - 80 +/-
Irrigated Acres - 67 +/- **Dryland Acres** - 12 +/-
Other Acres - 1 +/-

Real Estate Taxes - \$4,106.68

Property Directions - From Silver Creek, take Highway 39 south roughly 3 miles to Road 36. Turn west roughly 1 mile. The property is directly in front of you.

FSA Information

Cropland Acres: 78.97

Corn: 62.2 base acres, 117 PLC Yield

Grain Sorghum: 4.9 base acres, 87 PLC Yield

Soybeans: 9.7 base acres, 35 PLC Yield

Total Base Acres: 76.8

Irrigation Information

Located in the Central Platte NRD with
67 certified irrigated acres

2018 GPS-Controlled Reinke 7-Tower Pivot

Well #G-111189, drilled on 9/26/1979, pump rate 800 GPM,
total depth 81', static water level 45', pumping water level 71'

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. Maps are for illustrative purposes only and are not intended to represent actual property lines.