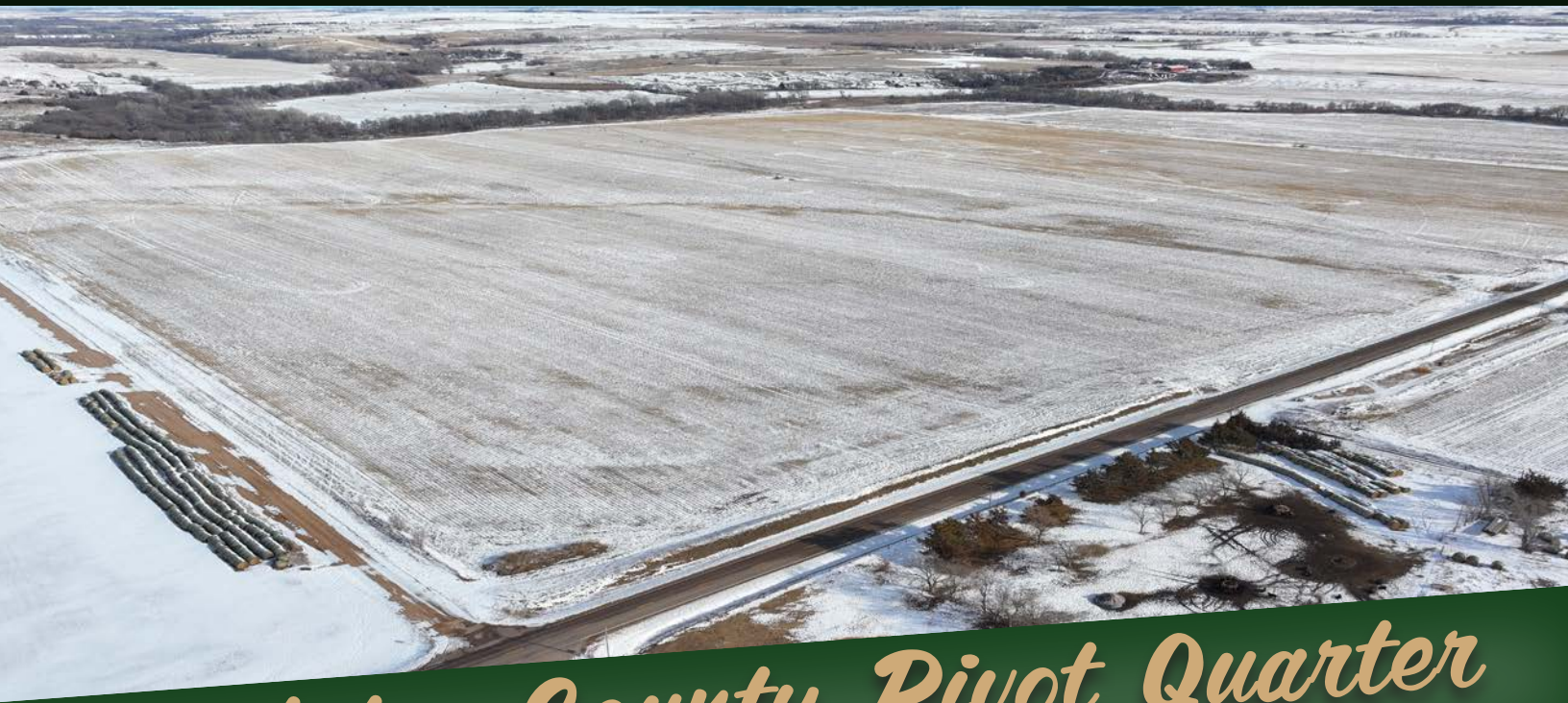


LAND FOR SALE



Webster County Pivot Quarter

157.34 ACRES | WEBSTER COUNTY, NEBRASKA

Excellent pivot quarter section with a tremendous amount of Class I and II soils, with a great set up of newer irrigation equipment, including a corner-arm center pivot irrigation system. Located right along Highway 136 providing great access to excellent local markets!



Adam D. Pavelka, JD

LISTING AGENT:

ADAM D. PAVELKA, J.D.

C: 402.984.7744

E: Adam@AgriAffiliates.com

View Full Brochure
& Listing



Offered exclusively by:



AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

Hastings, NE • AgriAffiliates.com • 402.519.2777

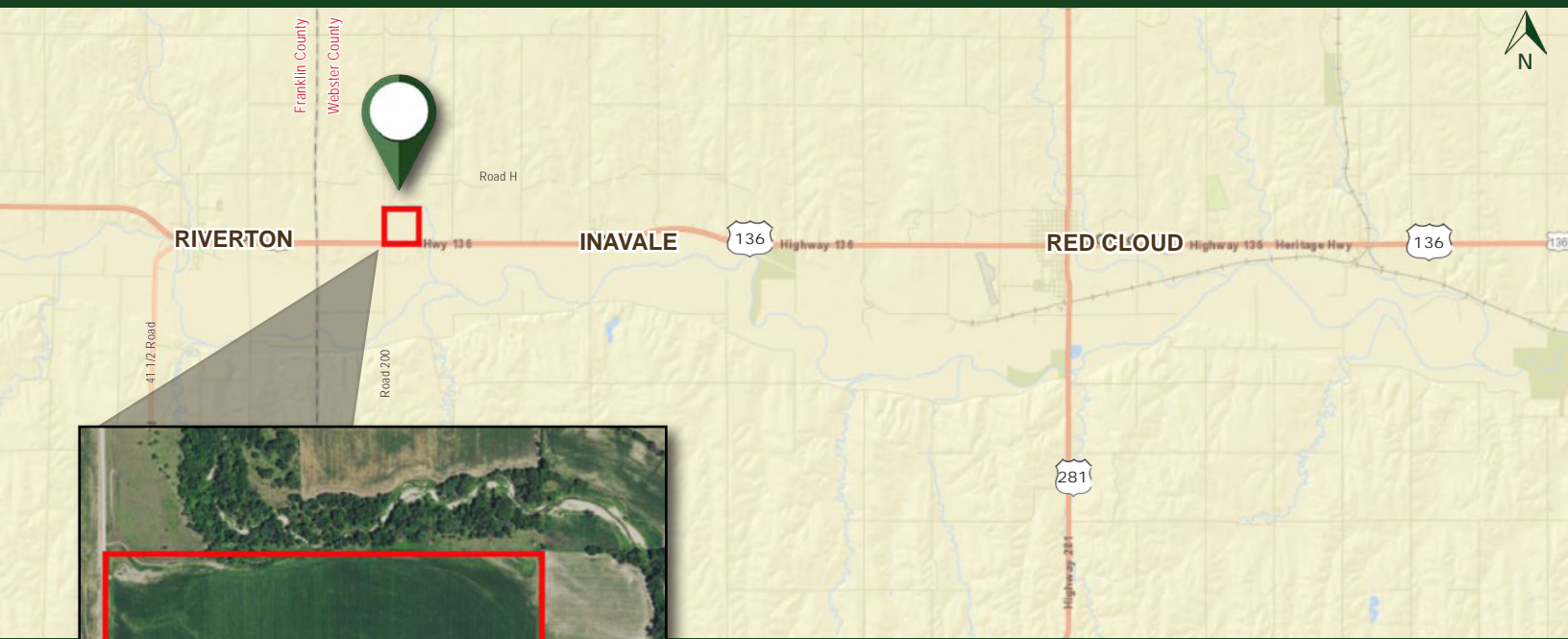
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.

PROPERTY INFORMATION

LEGAL DESCRIPTION:	The Southwest Quarter (SW¼) of Section Thirty-Two (32), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska.		
LOCATION:	From <u>Red Cloud, Nebraska</u> : 9 miles west on Highway 136, to the southeastern corner of the property.		
ACRES & TAXES:	Tax-Assessed Acres 157.34 2023 Real Estate Taxes \$6,825.16		
NRD:	Lower Republican Natural Resources District		
SOILS:	Primary soils on the property consist of Hord silt loam and Hobbs silt loams, with nice terrain.		
FSA INFORMATION:	Total Farmland: <u>158.24 acres</u>		Total Cropland: <u>148.92 acres</u>
	Government Base Acres: <u>Wheat - 11.60</u>		PLC Yields: <u>Wheat - 45 bu</u>
	<u>Corn - 89.70</u>		<u>Corn - 160 bu</u>
	<u>Grain Sorghum - 5.30</u>		<u>Grain Sorghum - 96 bu</u>
	<u>Soybeans - 17.20</u>		<u>Soybeans - 48 bu</u>
COMMENTS:	<ul style="list-style-type: none">● Tremendous Equipment line-up including:<ul style="list-style-type: none">> 8 tower T-L center pivot, plus corner arm> Fuel efficient Isuzu Diesel power unit> 1000 gallon Diesel tank● Water provided by the Bostwick Irrigation District● Attractive leaseback terms available to an investor buyer● Nice hunting/recreational accent on north side of property		

PRICE: **\$1,400,000.00**







*Exceptional pivot quarter section
with a tremendous line-up of
Irrigation Equipment!*



AGRI AFFILIATES, INC.
Providing Farm & Ranch Real Estate Services

Hastings, NE • **AgriAffiliates.com** • 402.519.2777