

ATTENTION INVESTORS

LAND FOR SALE
CUSTER COUNTY, NEBRASKA
136.85+/- ACRES
\$990,000

Opportunity to purchase combination gravity/pivot irrigated cropland with improvement site and creek bottom grazing/habitat. Site includes 10,000 +/- bushel grain bin with drying floor and 1,700 +/- sq. ft. equipment shed.

LOCATION: Tract is located from Callaway, Nebraska, 1/4 mile west on Sand Valley Road to north boundary.

LEGAL: East Half of the Northwest Quarter (E2NW4) and part of the West Half of the Northeast Quarter (W2NE4) of Section Ten (10), Township Fifteen (15) North, Range Twenty-three (23) West of the 6th P.M. in Custer County, Nebraska.

SIZE: 136.85+/- assessed acres

PIVOT/WELL INFORMATION:

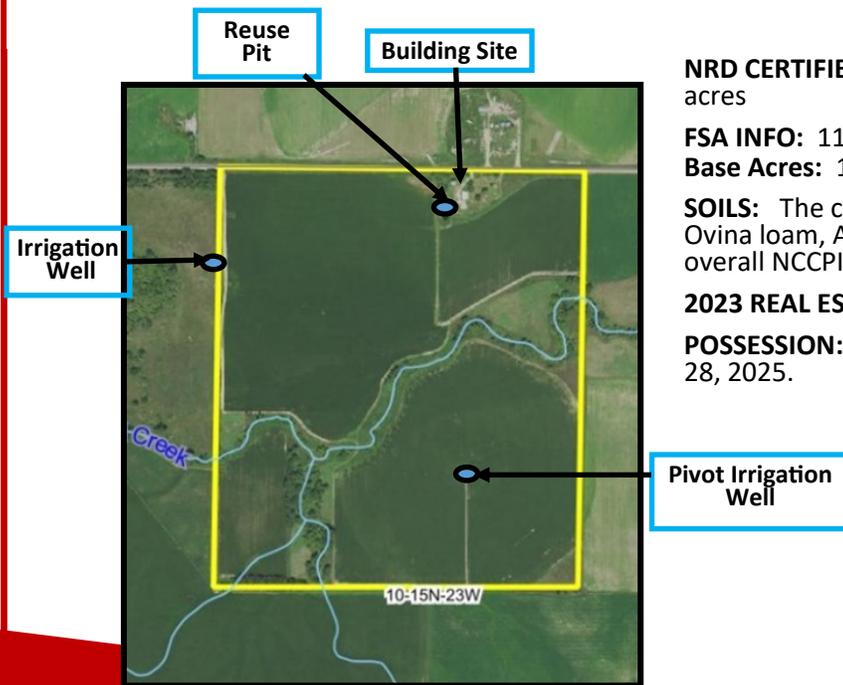
Submersible well at building site.

West Well:

Well Registration #G-043943 - Drilled in 1975
 Depth 140 ft. - Pumping from 29 ft - Producing 650 GPM
 25 HP US Motor ID #V-08-479455-0001-GT-02
 Sargent Pump
 AB Panel
 Includes 120 joints of 8" gated pipe.

Pivot Well:

Well Registration #G-068263 - Drilled in 1982
 1982 T&L 5 Tower Pivot with new 2022 sprinkler package
 New 2022 Isuzu Diesel Engine - 1381 hours with 500 gallon fuel tank
 Randolph gearhead SN#67217
 Western Land Roller pump SN#C67446



NRD CERTIFIED IRRIGATED ACRES: 120.49 certified irrigated acres

FSA INFO: 116.49 Cropland Acres - 16.47 Pasture Acres

Base Acres: 116.3 acres Corn with PLC yield of 175

SOILS: The cropland soils are mostly irrigated Class I and II Ovina loam, Anselmo fine sandy loam and Hobbs silt loam with overall NCCPI 47.1 .

2023 REAL ESTATE TAXES: \$5,348.14

POSSESSION: Subject to existing Farm Lease expiring February 28, 2025.

Randy Clavel

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