

LAND FOR SALE
SEWARD COUNTY, NEBRASKA
200+/- ACRES
\$2,850,000

Opportunity to purchase excellent surface water pivot irrigated cropland located west of Seward on Bluff Road. The tract has 173.27+/- cropland acres with 144+/- acres irrigated. Pivot and all equipment are owned by the tenant. Farm has an existing three year lease and lease terms will transfer to the buyer. The pumping rights from Lincoln Creek were established many years ago, and have high priority.

LEGAL: West 732.6' of tract in Northeast Quarter of the Southeast Quarter (NE4SE4), tract in Northwest Quarter (NW4) 1.2 acres, Northwest Quarter (NW4), North Half of the North Half of the Southwest Quarter (N2N2SW4), North Half of the Northwest Quarter of the Southeast Quarter (N2NW4SE4), and Southwest Quarter of the Northeast Quarter (SW4NE4) all located all north of Lincoln Creek in Section 19, Township 11 North, Range 3 East of the 6th P.M. of Seward County, Nebraska. (Final acres to be determined after acreage site survey is completed.)

LOCATION: Tract is located approximately 1 mile west of Seward on the south side of Bluff Road.

SOILS: The majority of the soil types on the subject property are Hastings, Crete, Holder, and Hobbs. These soils are considered to be deep, nearly level to gently sloping and are mostly well drained, Class I and II soils.

FSA INFORMATION:

Farmable Cropland Acres - 173.27+/- Acres

* 144.03+/- Acres (Irrigated) 29.24+/- Acres (Dryland)

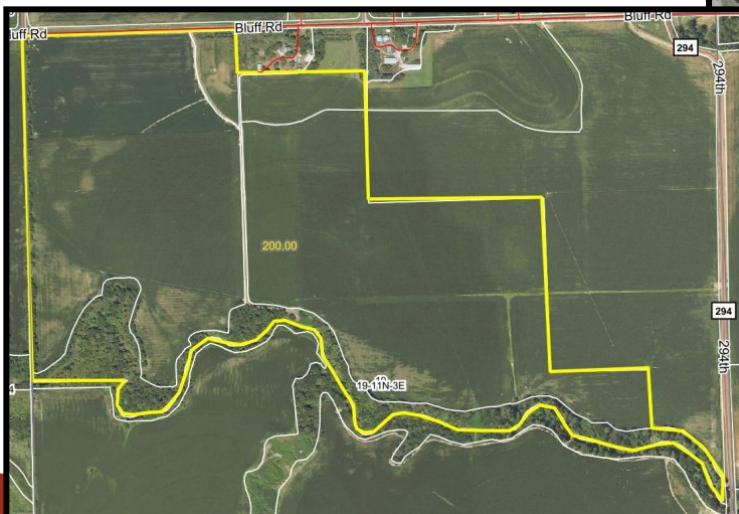
Corn Base Acres - 128.6 acres with a PLC yield of 170/acre

Soybean Base Acres - 31.30 acres with a PLC yield of 48/acre

2024 REAL ESTATE TAXES: \$10,910.04 (estimated)

SCHOOL DISTRICT: Seward

POSSESSION: Subject to current Farm Lease.



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