

MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

PHELPS COUNTY, NE

LAND FOR SALE

152.83 Acres ±



Location: Corner of 747 Rd. and H Rd. From Loomis, 12 miles north on G Rd. and 1 mile east on 747 Rd. From Rusty's Fertilizer Plant (next to Hwy 183 in northern Phelps County), 5.5 miles west on 747 Rd.

Legal Description: Northwest Quarter of Section 21, Township 8 North, Range 19 West of the 6th P.M., Phelps County, Nebraska, excluding the building site.

About the Land: 152.83 acres, more or less, according to Phelps County Assessor records. High quality pivot irrigated cropland with a Reinke 7 tower pivot system - new in 2005 and (2) electric irrigation wells. The corners are gravity irrigated cropland.

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 148.87 acres.

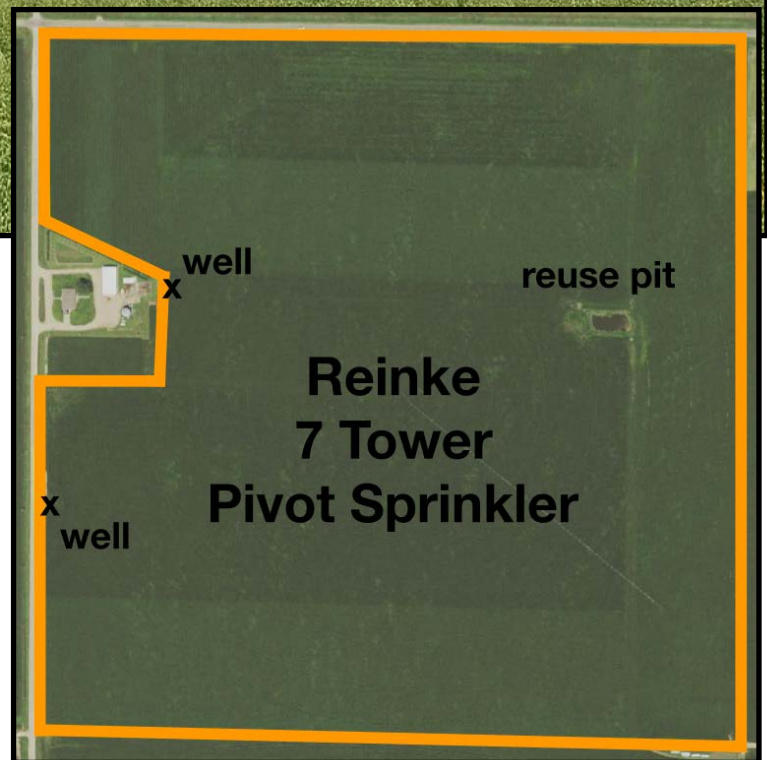
Well Data: (per registration) **North Well** - G-033197, July 1970, 74ft. deep, 26ft. static water level, 36ft. pumping level, 1,100 GPM. **South Well** - G-014343, April 2009, 120ft. deep, 32ft. static water level, 45ft. pumping level, 800 GPM.

Farm Service Agency: Corn base - 147 acres with 181 bu. PLC yield

Soil Types: 65.2% Class 1 Hord silt loam, 24% Class 3 Kenesaw & Coly silt loams and the remainder Class 2 Kenesaw & Anselmo loams.

2019 Taxes: \$ 9,216.62

Price and Terms: \$ 1,300,000 10% earnest money payment upon signing purchase agreement.



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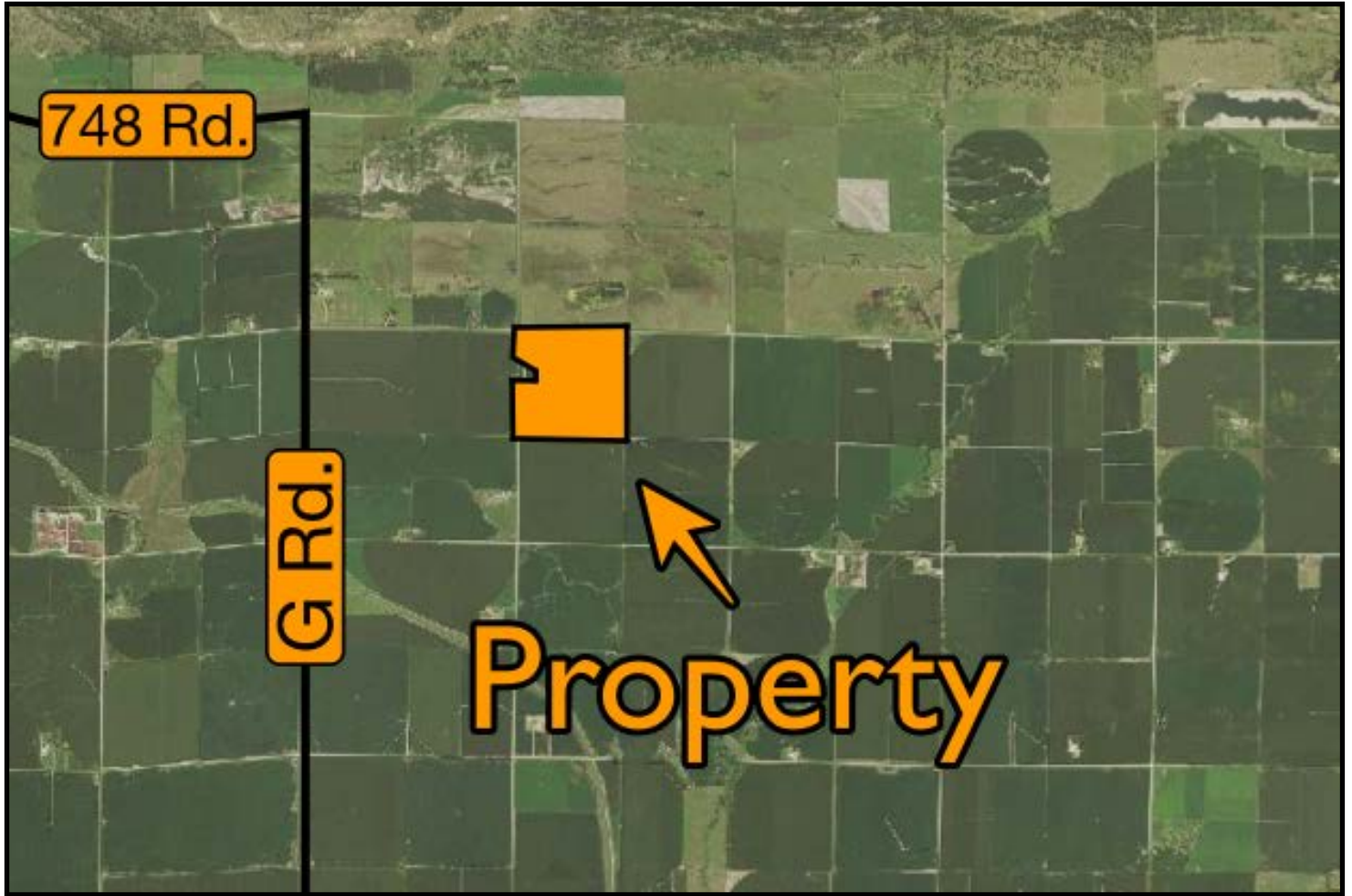
Miles Marshall | Broker

Cell 308-233-4384

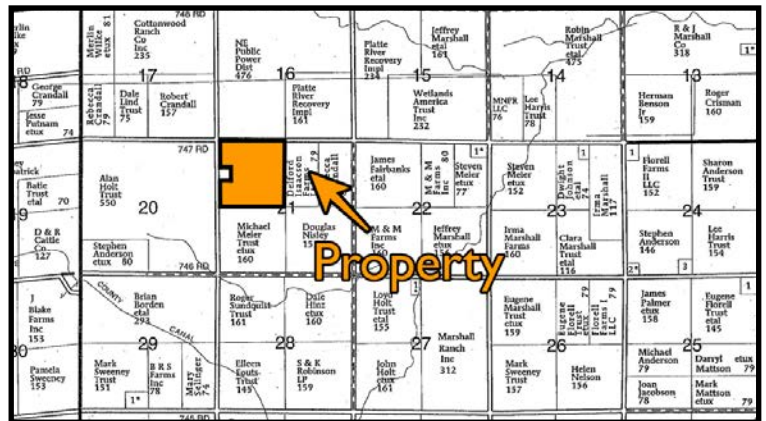
Luke Huddleston | Associate

Cell 308-293-7258

Your Farm and Ranch Specialists



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



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