

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

PHELPS COUNTY, NE

LAND FOR SALE

159.11 Acres ±



Location: Corner of 745 Rd. and I Rd. From Loomis, 10 miles north on G Rd. and 1.5 miles east on 745 Rd. From Rusty's Fertilizer Plant (next to Highway 183 in northern Phelps County) 4 miles west on 747 Rd., 2 miles south on J Rd. and 1 mile west on 745 Rd.

Legal Description: Southeast Quarter of Section 28, Township 8 North, Range 19 West of the 6th P.M., Phelps County, Nebraska.

About the Land: 159.11 acres, more or less, according to Phelps County Assessor's records. Top quality pivot irrigated cropland with Reinke 7 tower pivot system - new in 2009 and (2) electric irrigation wells. The building site includes a 40ft. by 60ft. quonset building, bins with 32,000 bushel capacity and older sheds.

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 152.14 acres.

Well Data: (per registration) **West Well** - G-G-032221, June 1969, 101ft. deep, 28ft. static water level, 60ft. pumping level, 1,000 GPM. **East Well** - G-087416, December 1995, 180ft. deep, 27ft. static water level, 68ft. pumping level, 1,200 GPM. **Domestic Well** - G-093548, October 1996, 170ft. deep, 15ft. static water level, 35ft. pumping level, 12 GPM

Farm Service Agency: Corn base - 154.67 acres with 181 bu. PLC yield

Soil Types: 83.4% Hord silt loam rated as Class 1 and 16.6% Holdrege silt loam rated as Class 2 and 3

2019 Taxes: \$ 7,276.76

Price and Terms: \$ \$1,350,000 10% earnest money payment upon signing purchase agreement.

Office 308-234-6266

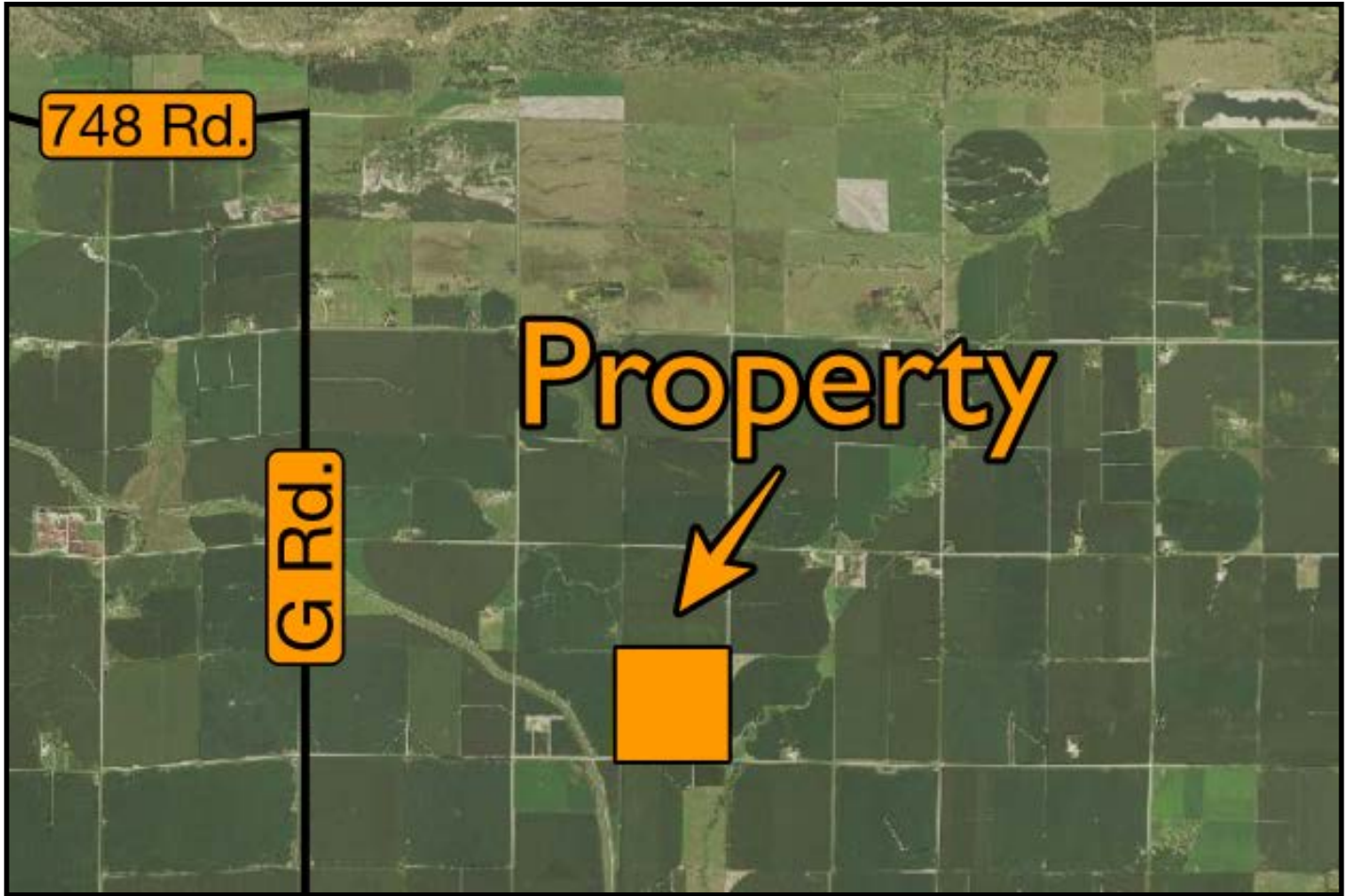
Miles Marshall | Broker

Cell 308-233-4384

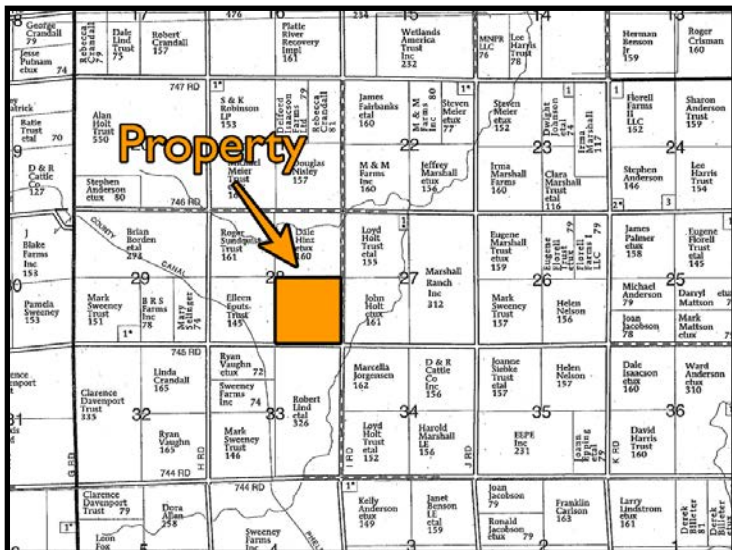
Luke Huddleston | Associate

Cell 308-293-7258

Your Farm and Ranch Specialists



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



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