

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

PHELPS COUNTY, NE

# LAND FOR SALE



**151.4 Acres ±**

**Location:** From Loomis, 2.5 miles south on G Rd. From Holdrege, 6 miles west on 732 Rd.

**Legal Description:** Northeast Quarter of Section 6, Township 5 North, Range 19 West of the 6th P.M., Phelps County, Nebraska, except a small tract in the northeast corner.

**About the Land:** 151.4 Acres, more or less, according to Phelps County Assessor's records. Property consists of 131.2 acres of pivot irrigated cropland, approx. 12.15 acres of dry cropland, estimated 3.54 acres of grassland (currently enrolled in a Pheasants Forever incentive program) and the remainder mostly roads. Property includes a 2010 Valley 8 tower pivot sprinkler system with 3,725 total hrs., a Chevy 496 natural gas power unit, and an electric Roto-Phase converter.

**Farm Service Agency:** Corn base - 124.42 Acres with 186 bu. PLC yield, Soybean base - 18.84 Acres with 53 bu. PLC yield.

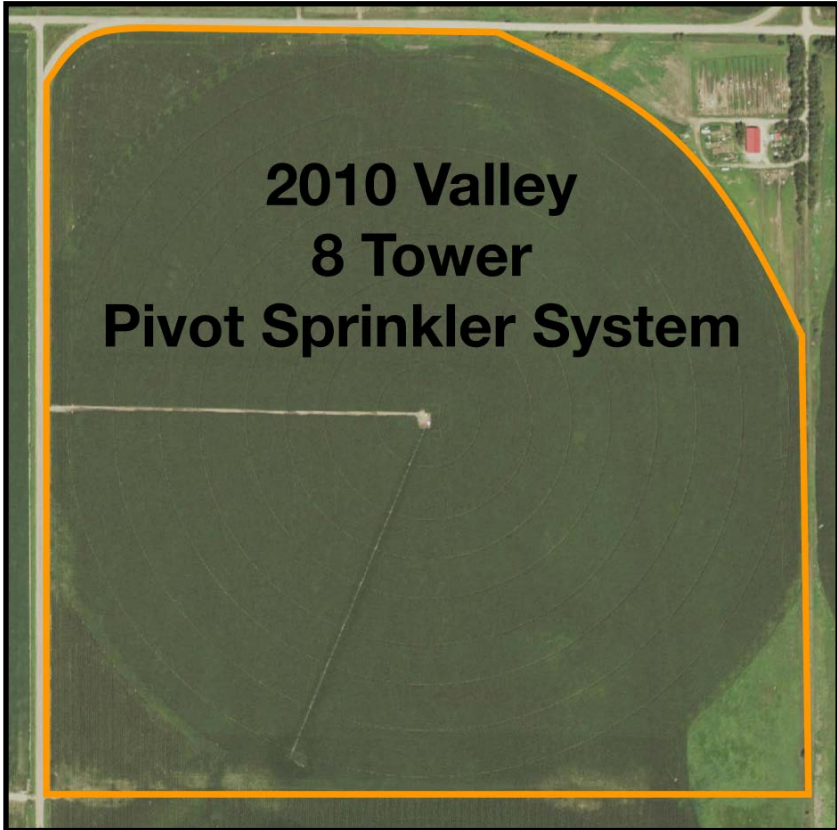
**Well Data:** (per registration) G-039462, June 1973, 274ft. deep, 195ft. static water level, 220ft. pumping level.

**Natural Resources District:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 131.2 acres.

**Soil Types:** 50.4% Class 1 Rated Holdrege silt loam, with the remainder Holdrege silt loam, Holdrege-Coly complex and Coly silt loam.

**2019 Taxes:** \$ 5,508.30

**Price and Terms:** \$ 1,050,000. 10% earnest money payment upon signing purchase agreement.



**2010 Valley  
8 Tower  
Pivot Sprinkler System**

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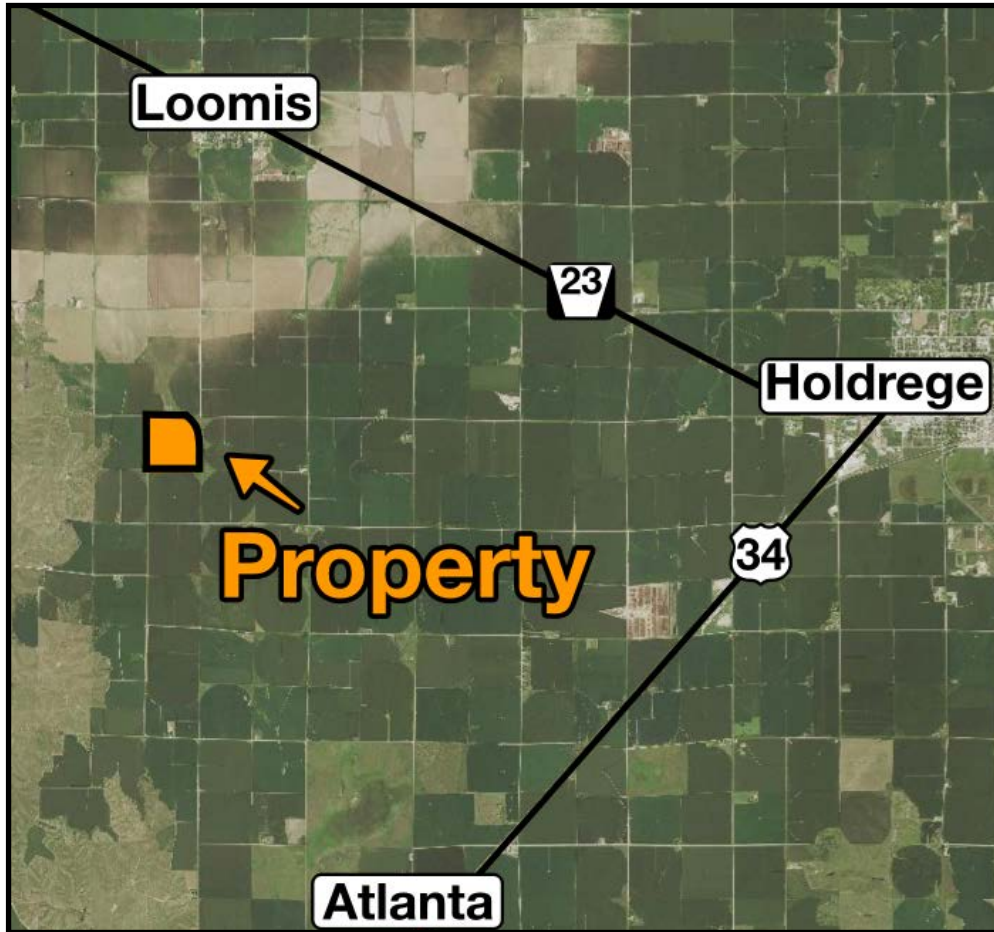
**Miles Marshall | Broker**

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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