

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

## PHELPS COUNTY, NE

# LAND FOR SALE

# 153.83 Acres ±

## PIVOT IRRIGATED CROPLAND

**Location:** Next to the Phelps/Kearney County line at the corner of 736 Rd. and 20 Rd. From Funk, 3 miles east on Highway 6 & 34 and 1 3/4 miles north on 20 Rd. From west edge of Axtell, 1 mile north on 22 Rd. and 2 miles west on L Rd.

**Legal Description:** Part Southeast Quarter of Section 12, Township 6 North, Range 17 West of the 6th P.M., Phelps County, Nebraska

**About the Land:** 153.83 Acres, more or less, according to Phelps County Assessor's records. Consisting of highly productive irrigated cropland with Class 1 rated Holdrege silt loam soils and a home/building site. Pivot irrigated cropland with all 4 corners gravity irrigated. Includes a Reinke 7 tower pivot system - new in 2007, irrigation well with electric submersible pump, 2 canal pumps (one w/elec. motor) and irrigation pipe for the corners. In addition the farm has 144 acres of CNPPID canal water. The building site includes a 2 bedroom home with central air & heat and partial basement, a 60ft. X 30ft. Quonset type building with concrete floor and two older grain bins with some damage.

**Farm Service Agency:** Corn base - 71.66 acres, Soybeans base 71.04 acres

**Natural Resources District:** The land is located in the Tri-Basin NRD and has certified irrigation rights for 145.2 acres.

**Well Data:** (per Holdrege Irrigation) G-035027, June 1971, 2015 electric submersible pump was installed, 156ft. deep, 22ft. static water level, 40ft. pumping level, 100ft. of PVC 8" pipe, 40HP, setup to pump 850GPM at 39 PSI

**Soil Types:** 100% Holdrege silt loam

**2024 Taxes:** \$ 8,064.88

**Price:** \$ 2,077,000

10% Earnest money payment on signing of purchase contract, remainder at closing. Full possession for 2026 crop season.




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 2033 Central Ave  
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Maps are for illustrative purposes only — not intended to represent actual property lines.

