

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

PHELPS COUNTY, NE

LAND FOR SALE

74.9 Acres ±

TOP-QUALITY PIVOT IRRIGATED CROPLAND

Land Location: From Funk, 1 mile west on Highway 6 & 34, then 3 miles north on S Rd. From T Rd., 1/2 mile west on 737 Rd.

Legal Description: Part of the North Half of the Northwest Quarter of Section 8, Township 6 North, Range 17 West of the 6th P.M., Phelps County, Nebraska

About the Land: 74.9 Acres, more or less, according to Phelps County Assessor's records. Top-quality pivot irrigated cropland featuring (2) 580ft. Zimmatic pivot sprinkler systems, both new in late 2025. The pivots have separate control panels and are able to operate simultaneously. The northwest corner is gravity irrigated from the CNPPID canal. Soils are 100% Class 1, providing excellent natural fertility. Not included: power unit and propane tanks, which are owned by the tenant.

Farm Service Agency: Total Cropland - 72.01 acres, Corn base - 63.20 acres, Soybean base - 1.40 acres

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 71.85 acres.

Well Data: (per registration) G-133416, April 2005, 140ft. deep, 21ft. static water level, 33ft. pumping level, 8" pump column, 1000 GPM

Soil Types: 100% Holdrege Silt Loam soils rated as Class 1

2025 Taxes: \$3,755.90

Price: \$890,000

10% Earnest money deposit upon signing purchase agreement. The remainder due at closing.



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker



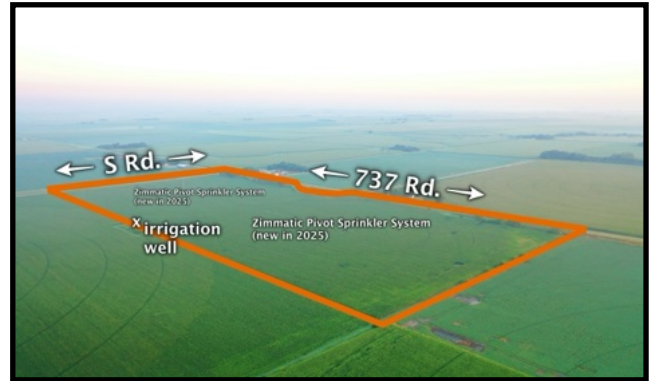
308.234.6266



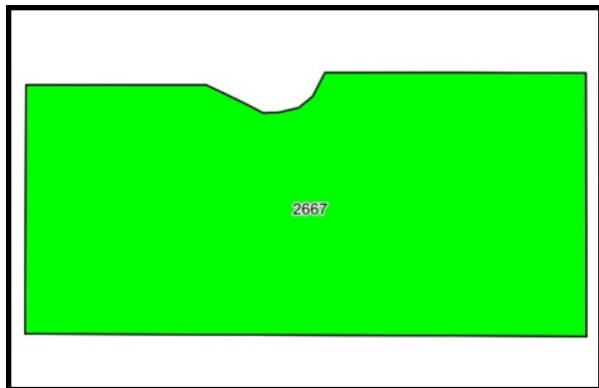
marshallauction.com



2033 Central Ave
Kearney, Nebraska



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



**100%
Class 1
Holdrege
Silt
Loam**

