

LAND FOR SALE

171.27+/- Acres
Hall County, Nebraska
Offered at
\$1,800,000

Highlights:

- High quality irrigated farm with strong local markets
- Excellent soils
- Great access off paved road

Property Location: From Highway 281 at Doniphan, Nebraska, travel east on Giltner Road 4.5 miles to the northwest corner of the farm.

Legal Description: NE 1/4 12-9-9, Hall County, Nebraska.



L-2200054



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For additional information, please contact:

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Property Information

Property Description: This is an excellent pivot irrigated farm in Hall County, consisting of 148.67 acres of cropland with 140.71 certified irrigated acres. Located between Doniphan and Giltner on the paved Giltner Road! ***This is a great opportunity for farmers and investors to add to their land portfolio!***

Farm Data:

Cropland 161.46 acres
 Non-crop 4.17 acres
 Grass 5.63 acres
 Total 171.26 acres

FSA Information:

	<u>Base</u>	<u>Yield</u>
Corn	145.9 acres	194 bushels
Wheat	3.2 acres	32 bushels
Soybeans	1 acre	48 bushels

(FSA certified cropland acres differ from county assessed cropland acres.)

Certified Irrigated Acres: 140.71

Irrigation Equipment: 8 Tower Zimmatic Pivot.

Well Information: G-002067, drilled 1956. 1500 GPM according to the Nebraska Dept. Natural Resources.

2020 Taxes: \$10,068.96

Price: \$1,800,000



Aerial Photo

Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
3962	Hastings silty clay loam, 7 to 11 percent slopes, eroded	60.3	37.79	4e
3866	Hastings silt loam, 1 to 3 percent slopes	53.0	33.26	2e
3864	Hastings silt loam, 0 to 1 percent slopes	6.8	4.25	1
3820	Butler silt loam, 0 to 1 percent slopes	37.3	23.36	2w
3561	Hobbs silt loam, occasionally flooded	1.1	0.7	2w
3887	Holder silty clay loam, 3 to 7 percent slopes, eroded	1.0	0.64	3e
TOTALS		159.5	100%	2.72

Information provided was obtained from sources deemed reliable, however, the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title, and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives are the designated agents for the seller.