

# LAND FOR SALE

**NEW PRICE! 156.43 +/- Acres \$6,700/Acre**  
**129 Pivot Irrigated - 7 Gravity Irrigated - 16 Dry Land**  
**LEASE BUYOUT NEGOTIATED!!**



**LOCATION:** Two miles North of Blue Hill on Highway 281—East side of Highway

**LEGAL DESCRIPTION:** SW 1/4Ex Tract for State Highway Sec 27-5-10 Zero Twp

**POSSESSION:** Landlord Possession at Closing—Full Possession January 1, 2021

**WELL #1:** Registration: G-040279  
Well Depth: 196 feet  
Pumping Level: 190 feet  
Gallons/Minute: 1000

**WELL #2:** Registration: G-026983(Decommissioned 2011)  
Well Depth: 201 feet  
Pumping Level: 159 feet  
Gallons/Minute: 700

**SOILS by Acre:**100+/- Hord Silt Loam—35+/- Holder Silt Loam—22+/- Various Silt Loams

<b>FSA INFORMATION:</b>	Base Acres: Corn—	146.68	PLC Yield: 145
	Soybeans—	0.95	45
	Grain Sorghum—	0.15	95

**Lindsey Haden, Listing Agent**  
**Ayr, Nebraska 402-984-3725**



Listing Offered Exclusively By:  
Mach1 Realty

Home Office Located at  
6312 Avenue P Place  
Kearney NE 68847  
-Mike McCann—Broker-  
402-984-3725

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**TAXES:** 2017 Real Estate Taxes—\$12,316

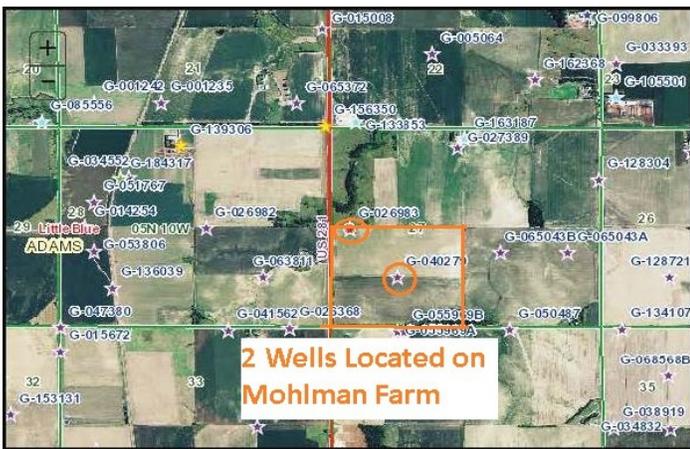
**LEASE:** Cash Rents based on the mean of the "Average Rate" and "High Rate" figures from the UNL Extension's "Acreage Reported Value of Nebraska Farmland" Spring Report.

**COMMENTS:** This is a highly productive farm investment opportunity in the Little Blue NRD. Tenants maintain Landlord provided pump, gear head and underground and surface piping. Tenant owned pivot.



Information contained herein was obtained from sources deemed reliable. While we have no reason to doubt the accuracy, we do not guarantee it. Prospective Buyers should verify all information.

All maps provided by Mach1 Realty are approximations to be used as a general guideline, and are not intended as survey accurate.



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