

LAND FOR SALE

INAVALE COMBO HALF SECTION



Location:

3 miles north of Inavale, Nebraska; northwest of the intersection of Road 500 and Road K in southwestern Webster County, Nebraska.

Legal

Description:

The South Half (S ½) of Section Fifteen (15), Township Two (2) North, Range Twelve (12) West of the 6th P.M., Webster County, Nebraska [317.00 tax-assessed acres]

Comments:

This farm provides a nice balance of high-quality, center-pivot-irrigated and non-irrigated cropland soils along with good, hardland range with excellent livestock water sources, including a submersible well.

Leases:

Full possession available at closing.

Taxes:

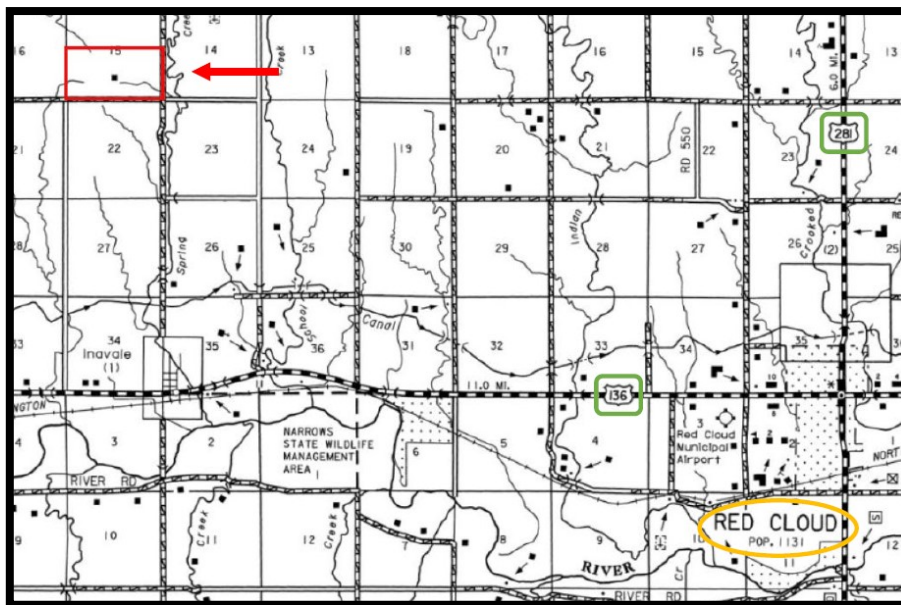
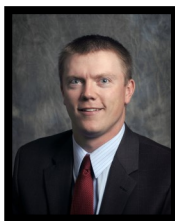
2020 Taxes—\$9,316.28

Price:

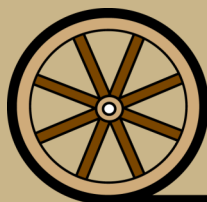
\$1,369,000.00

Contact:

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Listing Agent
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Offered Exclusively By:



AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

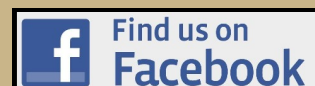
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

HASTINGS OFFICE

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**Natural
Resource District:**

Lower Republican Natural Resource District; it contains 83.60 certified irrigated acres.

**Well
Information:**

Well Registration:	<u>G-028725</u>	Completion Date:	<u>01/11/1968</u>
Well Depth:	<u>161 feet</u>	Static Water Level:	<u>124 feet</u>
Pumping Level:	<u>141 feet</u>	Column:	<u>7 inches</u>
Gallons/Minute:	<u>800 gpm</u>	Pump:	<u>Western Land Roller</u>
Gearhead:	<u>Amarillo</u>	Flowmeter:	<u>McCrometer</u>

**Irrigation
Equipment:**

T-L center-pivot irrigation system, 4-cylinder John Deere diesel power unit, gearhead, pump, and 300 gallon diesel tank are included in this sale. The diesel tank at the well site is tenant-owned and is not included in this sale.

Soils:

Primarily Holdrege silt loam cropland soils.

FSA Information:

Total Farmland:	<u>315.88 acres</u>	Total Cropland:	<u>197.19 acres</u>
Government Base Acres:	<u>Corn—63.11</u>	PLC Yields:	<u>Corn—113</u>
	<u>Wheat—37.55</u>		<u>Wheat—38</u>

