

# LAND FOR SALE



**HALL 80**  
**ROAD J &**  
**ROAD 3100**

**Location:** From Superior: 3 miles north on Highway 14, then 5 miles west on Highway 136, then 2 miles north on Road 3100 to the southeastern corner of the farm (northwest of the intersection of Road J and Road 3100) in southwestern Nuckolls County, Nebraska.

**Legal Description:** The East Half of the Southeast Quarter (E $\frac{1}{2}$  SE $\frac{1}{4}$ ) of Section Twenty-Four (24), Township Two (2) North, Range Eight (8) West of the 6th P.M., Nuckolls County, Nebraska [80.00 tax-assessed acres].

**Comments:** Excellent combination almost equally balanced between quality cropland and hardland pasture. Livestock water is provided by a stock well. Great production capabilities with an attractive parcel size!

**Lease:** Full possession available in 2022!

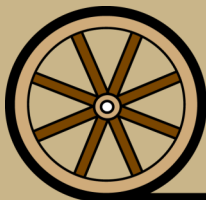
**Taxes:** 2020 Taxes—\$1,862.35 (estimated)

**Price:** **\$255,000.00**

**Contact:** Adam D. Pavelka,  
Listing Agent  
(402)984-7744  
adam@agriaffiliates.com



*Offered Exclusively By:*

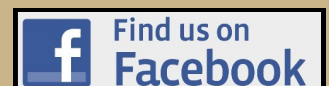


**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*

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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.



**Natural**

**Resource District:** Lower Republican Natural Resource District.

**Stock Well**

**Information:**

Well Registration: G-154075  
Well Depth: 95 feet  
Pumping Level: 81 feet  
Gallons/Minute: 10 gpm

Completion Date: 7/11/2009  
Static Water Level: 79 feet  
Column: 1.25 inches

**Soils:** Primarily Hastings and Holder silt loams, with slopes ranging from 0-11%.

**FSA Information:**

Total Farmland: 78.94 acres  
Government Base Acres: Corn—0.04  
Wheat—10.79  
Gr. Sorg.—23.64  
Soybeans—2.14

Total Cropland: 43.61 acres  
PLC Yields: Corn—139  
Wheat—35  
Gr. Sorg.—70  
Soybeans—43

