

LAND FOR SALE

NEW PRICE!

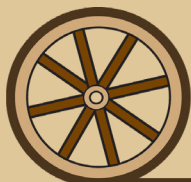


Brian Reynolds

DUNDY PIVOT QUARTER

- LOCATION:** 4 miles north of Benkelman on Hwy. 61 to Road 710, then 2-1/2 miles west to the SE corner of the property.
- LEGAL DESCRIPTION:** SW1/4 Sec. 23-T2N-R38W of the 6th P.M., Dundy County, NE
- ACRES:** 160
- TAXES:** 2021 taxes payable in 2022: \$3,913.92
- PRICE:** \$550,000
- WATER:** NE Well Reg: #G-041324 drilled to 208', 129.2 certified irr. acres.
Carry forward water - 161.83
- EQUIPMENT:** 7 tower Zimmatic pivot, 10KW generator, 6 cylinder diesel power unit, 100 hp Randolph gearhead, Western Land Roller pump, column and bowls. In 2020 regulators and nozzles were replaced and set for 400 gal/minute.
- FSA INFO:** 159.92 Cropland Acres; Wheat base 10.9 ac at 32 bu/ac PLC yield; Corn base 148.2 ac. at 117 bu/ac PLC yield
- SOILS:** Class III & IV soils, Sarben & Jayem loamy sands
- POSSESSION:** Immediately upon closing, subject to lease expiring on March 1, 2023.
- COMMENTS:** 160 Acre Pivot Quarter in Dundy County, Nebraska with county road access on the south and west sides of the property and in close proximity to local markets.
- CONTACT:** **Brian Reynolds, Listing Agent | 308.380.5734**
Bruce Dodson, Chase Dodson, Mike Polk, Jerry Weaver, Don Walker

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MAPS + IMAGES

