

FOR SALE

129.9 ACRES FARMLAND

RED WILLOW COUNTY, NEBRASKA

LEGAL DESCRIPTION:

W1/2 SE 1/4 and N1/2 SW1/4 12-2-30
w/ exception

Irrigated Cropland: 99.40 Acres

Dry Cropland: 25.69 Acres (currently 19 acres irrigated alfalfa)

Frenchman Cambridge Irrigation District: 99.40 Acres

Allocation #1: Irrigation Well - Active - Registered 700 GPM

Allocation #2: Irrigation Well - Inactive - Registered 600 GPM

30 H.P. Electric Motor

7 Tower Lineal Reinke Pivot

LAND USE

99.4 Acres Crep 06-01-2006 to 09-30-2020

Annual Rate: \$11,431.00 \$115.00/Acre

LAND USE, TAXES, BASES, IRRIGATION COST

Cropland Acres: 125.09

Corn Base YLD: 158

Irrigation Cost:

2015 Taxes - \$4,433.34

Frenchman Cambridge Irrigation District - \$3,929.98

POSSESSION: Closing subject to tenant's rights.

TAXES: Seller to pay taxes for 2016 and prior years.
Taxes for 2017 will be paid by buyer.

CREP: 99.4 acres currently enrolled, negotiable

MINERALS: Seller mineral rights owned pass to buyer.



Location Map



Gateway REALTY OF MCCOOK, INC
123 West B St
McCook, NE 69001

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