

LAND FOR SALE



Antelope County Half Section

313.18 ACRES | ANTELOPE COUNTY, NEBRASKA

A perfectly balanced property consisting of productive, center-pivot irrigated cropland nestled between paddocks of fenced pasture, which provide not only excellent grazing opportunities, but limitless recreational prospects.



Adam D. Pavelka, JD

LISTING AGENT:

ADAM D. PAVELKA, J.D.

C: 402.984.7744

E: Adam@AgriAffiliates.com

View Full Brochure
& Listing



Offered exclusively by:



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

Hastings, NE • AgriAffiliates.com • 402.519.2777

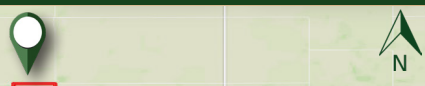
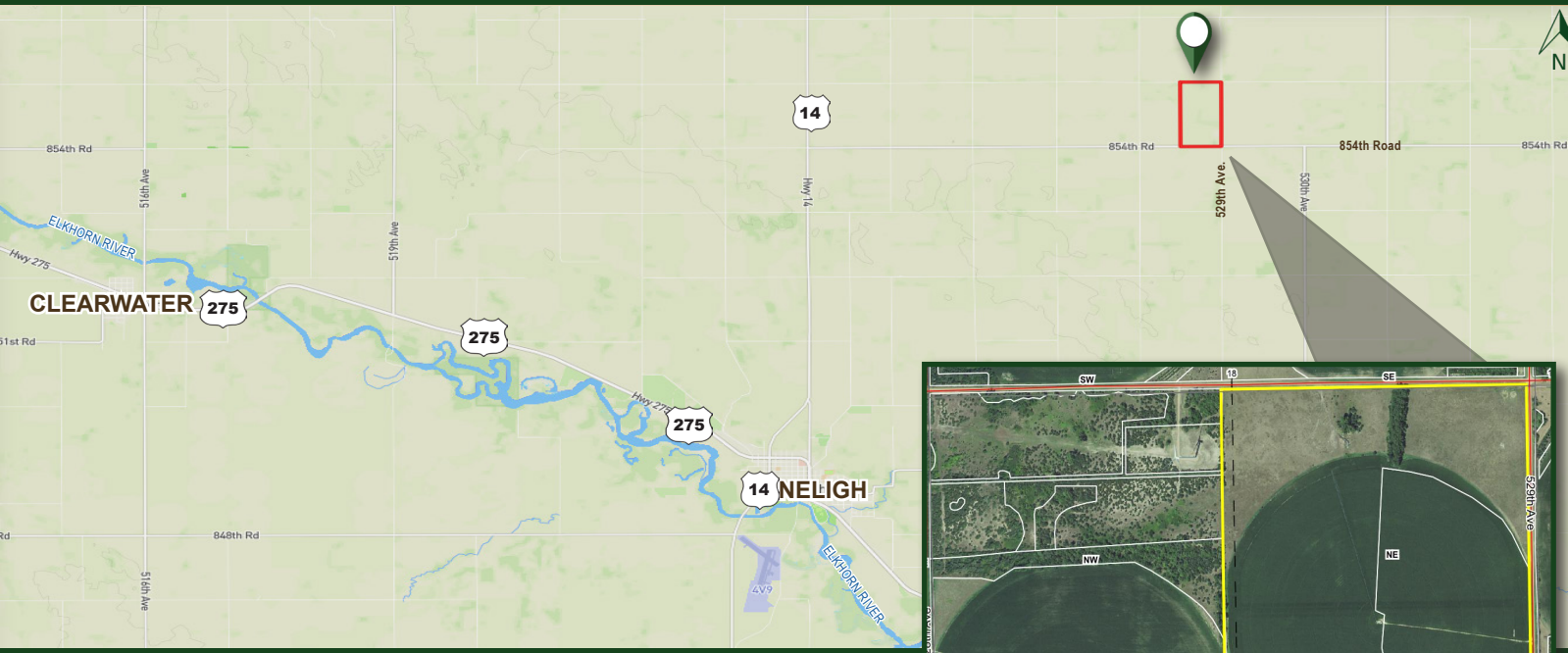
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, 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.



PROPERTY INFORMATION

LEGAL DESCRIPTION:	The East Half (E½) of Section Nineteen (19), Township Twenty-Six (26) North, Range Five (5) West of the 6th P.M., Antelope County, Nebraska.	
LOCATION:	From Neligh, Nebraska: 5 miles north on Highway 14, then 4 ½ miles east on 854th Road, to the southwestern corner of the property.	
ACRES & TAXES:	Tax-assessed Acres <u>313.18 acres</u> 2024 Real Estate Taxes <u>\$6,016.62</u>	
LEASES:	Full possession at closing!	
NRD:	Upper Elkhorn Natural Resources District.	
WELL INFORMATION:	Well Registration - <u>G-081162</u> (Irrigation Well) <ul style="list-style-type: none"> • Completion Date - <u>3/15/1994</u> • Well Depth - <u>300 feet</u> • Static Water Level - <u>22 feet</u> • Pumping Level - <u>40 feet</u> • Column - <u>9 inches</u> • Gallons/Minute - <u>950 gpm</u> * This well was completely refurbished in 2024, by Sargent Irrigation Co. (Invoice available upon request)	Well Registration - <u>G-155106</u> (Stock Well) <ul style="list-style-type: none"> • Completion Date - <u>11/28/2009</u> • Well Depth - <u>80 feet</u> • Static Water Level - <u>26 feet</u> • Pumping Level - <u>32 feet</u> • Column - <u>1 inch</u> • Gallons/Minute - <u>14 gpm</u>
EQUIPMENT:	Center-pivot irrigation system, propane power unit, gearhead, irrigation well with pump, and stock well (cattle panels and hay bales are excluded from this offering).	
FSA INFORMATION:	Total Farmland: <u>311.22 acres</u> Total Cropland: <u>135.56 acres</u>	
COMMENTS:	Within a very manageable drive of regional urban centers; O'neill, Nebraska: approximately 45 minutes; Norfolk, Nebraska: approximately 40 minutes; Lincoln, Nebraska: approximately 2 hours; Omaha, Nebraska: approximately 2 hours; and Sioux City, Nebraska: approximately 1.5 hours. Don't miss this opportunity that provides solid revenue with great row crop lands, abundant under ground water supplies, and well-maintained irrigation equipment. This cropland is strategically located between nice tracts of native pasture with perfect accents of mature trees, creating a great balance of habitat for area wildlife. This area is known for its great deer, turkey, and growing upland game populations.	
PRICE:	\$2,195,000.00	







Don't miss this opportunity to purchase a perfectly balanced property, with productive, center-pivot irrigation, native fenced pasture, and recreational accents!



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

Hastings, NE • AgriAffiliates.com • 402.519.2777