

# LAND FOR SALE



## McDonald Farm

76.54 ± ACRES | HALL COUNTY, NEBRASKA

Prime location meets powerful potential. This well-positioned farm sits directly on a black-top road and offers easy access to strong grain markets, including a nearby ethanol plant. With proven production and abundant groundwater, this is an opportunity you don't want to overlook!



Adam D. Pavelka, J.D.



Jeffrey D. Parr

### LISTING AGENTS:

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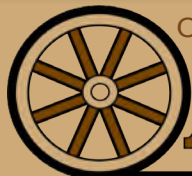
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*Kent Richter, Bart Woodward, Bryan Danburg Mike Wilken*



Offered exclusively by:



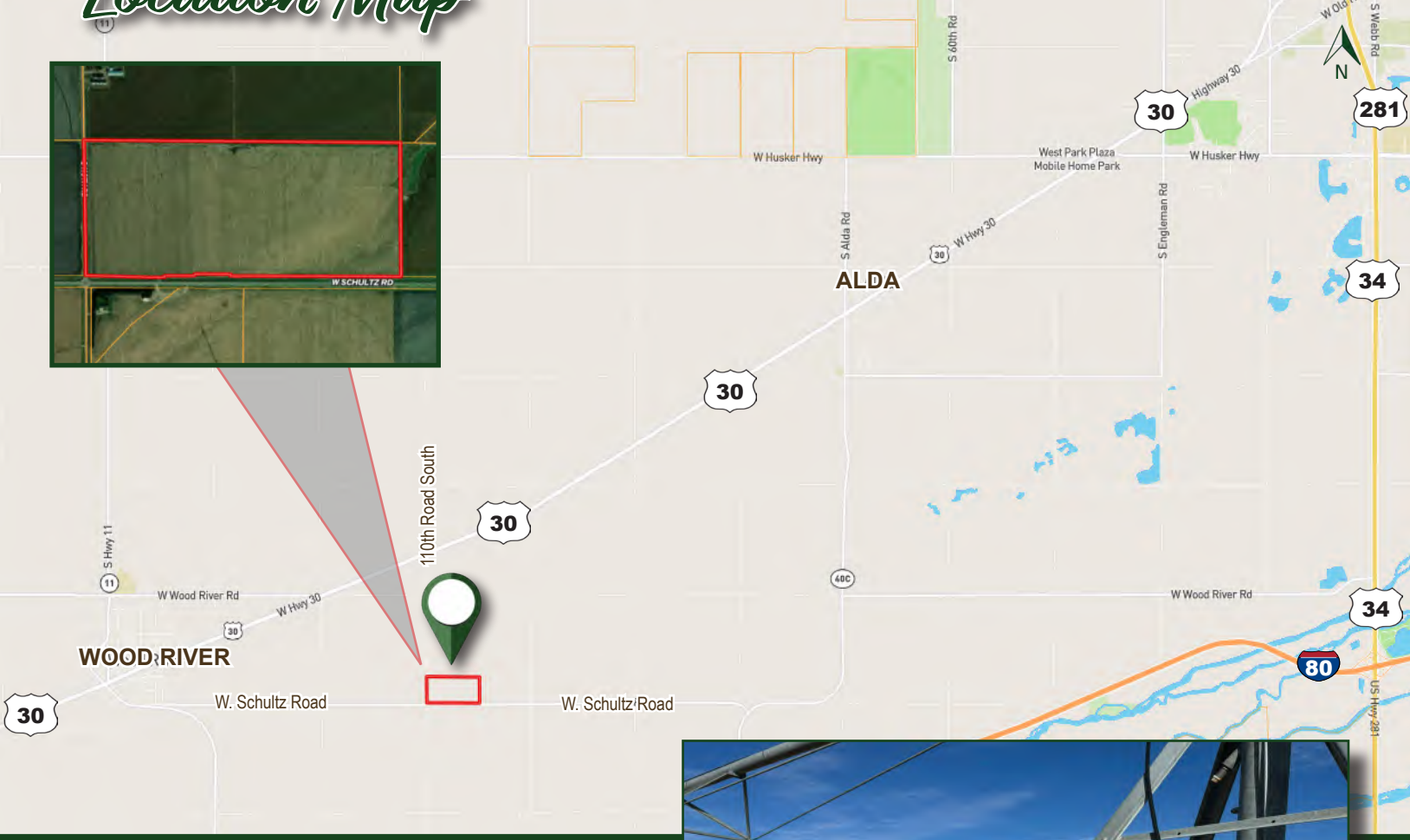
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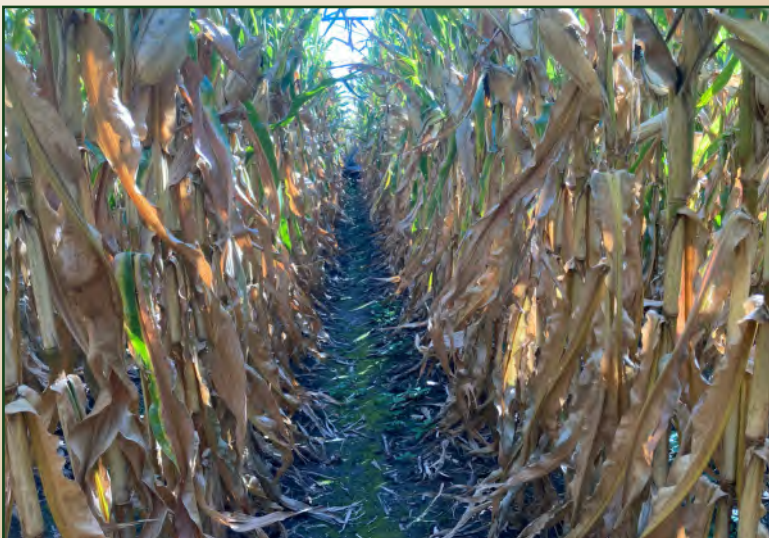
See Full Online Listing

## Location Map



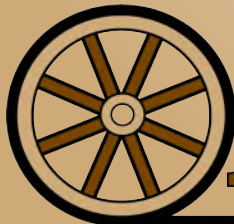
# Property Details

<b>LEGAL DESCRIPTION:</b>	The South Half of the Southwest Quarter (S½SW¼) of Section Twenty-Two (22), Township Ten (10) North, Range Eleven (11) West of the 6th P.M., Hall County, Nebraska, less a tract.	
<b>LOCATION:</b>	<u>From Wood River, Nebraska:</u> 2.5 miles east on West Schultz Road to the southwestern corner of the property.	
<b>ACRES &amp; TAXES:</b>	Tax-Assessed Acres   <u>76.54 ± acres</u> 2025 Real Estate Taxes   <u>\$3,463.44</u>	
<b>LEASES:</b>	Full possession upon closing!	
<b>SOILS:</b>	Primary soils on the property consist of Oneill and Pivot loams with slopes ranging from 0-6%.	
<b>NRD:</b>	Central Platte Natural Resources District	
<b>WELL INFORMATION:</b>	Well Registration - <u>G-009662</u> <ul style="list-style-type: none"> <li>• Completion Date - <u>01/01/1952</u></li> <li>• Well Depth - <u>70 feet</u></li> <li>• Static Water Level - <u>8 feet</u></li> <li>• Pumping Level - <u>40 feet</u></li> <li>• Column - <u>9 inches</u></li> <li>• Gallons/Minute - <u>1000 gpm</u></li> </ul>	Well Registration - <u>G-117799</u> <ul style="list-style-type: none"> <li>• Completion Date - <u>09/17/2002</u></li> <li>• Well Depth - <u>50 feet</u></li> <li>• Static Water Level - <u>24 feet</u></li> <li>• Pumping Level - <u>44 feet</u></li> <li>• Column - <u>6 inches</u></li> <li>• Gallons/Minute - <u>850 gpm</u></li> </ul>
<b>EQUIPMENT:</b>	Valley center-pivot irrigation system; submersible well and electric panel; electric well and electric panel.	
<b>FSA INFORMATION:</b>	<i>Information to be updated soon!</i>	
<b>COMMENTS:</b>	Irrigated farm with excellent terrain in a very progressive neighborhood!	
<b>PRICE:</b>	<b>\$845,000.00</b>	





**A striking farm near excellent grain markets make this a not-to-miss property! Contact us for more details today!**



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