

# LAND FOR SALE



## *Northwest Adams County Irrigated Farm*

200.00 ± ACRES | ADAMS COUNTY, NEBRASKA

Primarily Class I and Class II soils make this an exceptional farm in a strong farming community near competitive markets and a large cattle feedlot. Ample water combined with great production capabilities, make this farm an excellent addition to any operator or investor's portfolio! 15-20 tons of cattle manure were just applied to this farm and immediately incorporated after application - a tremendous value in today's fertilizer market!



Adam D. Pavelka, J.D.

### **LISTING AGENT:**

**ADAM D. PAVELKA, J.D.**

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See Full Online Listing



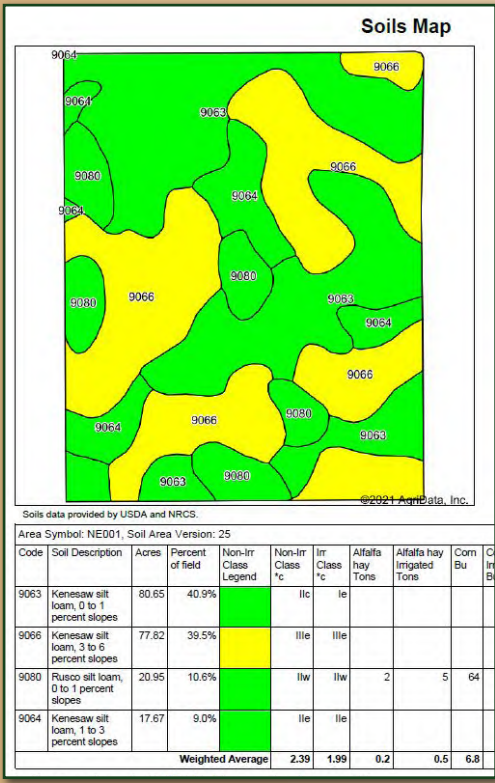
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## Location Map



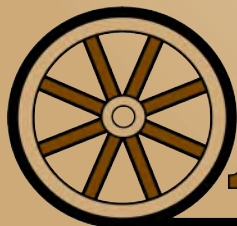
# Property Details

<b>LEGAL DESCRIPTION:</b>	The Northeast Quarter (NE¼) and the North Half of the North Half of the Southeast Quarter (N½N½SE¼) of Section Twelve (12), Township Eight (8) North, Range Twelve (12) West of the 6th P.M., Adams County, Nebraska.	
<b>LOCATION:</b>	From <u>Kenesaw, Nebraska</u> : 2 miles east on West Kenesaw Boulevard, then 4.5 miles north on North Overland Avenue, to the southeastern corner of the property.	
<b>ACRES &amp; TAXES:</b>	Tax-Assessed Acres   <u>200.00 ± acres</u> 2025 Real Estate Taxes   <u>\$9,632.22</u>	
<b>LEASES:</b>	Full 2026 possession available or attractive lease terms available from existing tenant.	
<b>SOILS:</b>	Primary soils on the property consist of Kenesaw silt loam, with slopes ranging from 0-6%.	
<b>NRD:</b>	<u>131.10</u> certified irrigated acres reported by the Little Blue Natural Resources District.	
<b>WELL INFORMATION:</b>	Well Registration: <u>G-096403</u> <ul style="list-style-type: none"> <li>● Completion Date - <u>5/30/1998</u></li> <li>● Well Depth - <u>201 feet</u></li> <li>● Static Water Level - <u>85 feet</u></li> <li>● Pumping Level - <u>103 feet</u></li> <li>● Column - <u>8 inches</u></li> <li>● Gallons/Minute - <u>1000 gpm</u></li> </ul>	
<b>EQUIPMENT:</b>	Valley center pivot irrigation system, Amarillo gearhead, and well/pump. Propane tanks are owned by CPI Co-op and power unit and generator are tenant owned.	
<b>FSA INFORMATION:</b>	Total Farmland: <u>197.10 ± acres</u> Government Base Acres: <u>Corn - 120.80</u> <u>Soybeans - 76.30</u>	Total Cropland: <u>197.10 ± acres</u> PLC Yields: <u>Corn - 153 bu</u> <u>Soybeans - 48 bu</u>
<b>COMMENTS:</b>	Silt loam soils that have just been enhanced with an application of cattle manure which was immediately incorporated will provide abundant nutrients for years to come. Great underground water supplies, good water quality, and an excellent center pivot irrigation system make this farm a solid investment! Don't miss your chance at this opportunity at an exceptional price point.	
<b>PRICE:</b>	<b>\$1,750,000.00</b>	





**Don't miss your chance at this high-quality farm featuring excellent soils, ample underground water, and a center-pivot irrigation system, all located in a strong farming community!**



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