

MORRILL COUNTY, NEBRASKA

105 Acres +/- Pivot & Flood Irrigated Farm Land Hunting Potential!

Land located: 1 1/2 Miles south and 1 mile west of Broadwater, Nebraska on Hwy. 92.

Legal Description: That part of the South Half of Section 29 (lying south of State Hwy. 92), Township 19, Range 48 West 6th P. M., Morrill County, Nebraska.

General Description: This farm has excellent access. The sandy loam soil has 0 to 1% slope. The farm is currently primarily pivot irrigated with a good irrigation well with a 30 Hp. Electric motor and pump. The close proximity to the river excellent potential for field hunting for waterfowl.

NRD Information: 94.1 acres certified. 80.6 inches available to 2019! This allocation Unit allows 14 inches per year per acre. The available inches are calculated from water used, plus, any possible carry-over from prior period.

Well Information: Two irrigation wells are drilled on this property and registered #G-018143 drilled in 1956 and filed in 1959 for 122 acres. The well was estimated at 1,521 gallons per minute with a pumping level of 29 ft.! The pump bowls were updated to pump pressure in 2009 or 2010. The second well is not included to benefit this land. (this well is along the County road farther east is reserved for the neighbor to the east. An easement exists for the neighbor to use this well.

Farm Ground Information:

There are 94.1 cultivated acres in the farmground and 10.94 acres of meadow grass near the highway. The land has been farmed with wheat, corn, beans, and alfalfa.

Taxes: The Seller will pay all 2015 Real Estate Taxes at approximately \$3,090.42.

Possession: The Buyer will have full possession on closing subject to the current tenant's 47 acres of growing wheat. (To Be Negotiated). The crop share is 60% Tenant & 40% to the land owner. The Tenant is Cliff Middleton.

ASKING PRICE:
\$350,000.00

The information contained herein has been obtained from sources believed to be reliable. But, IS not guaranteed. Buyers should make their own investigations and inspections. Please contact Kraupie's for additional information.



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