

LAND FOR SALE



Thayer County Irrigated Farm

77.89 ACRES | THAYER COUNTY, NEBRASKA

An exceptionally-located tract, located on Highway 8 between Chester and Hubbell in south central Thayer County, Nebraska. This listing features a tremendous set up of irrigation equipment, providing surface water to productive soils, with water supplemented by a small, submersible irrigation well. Premier location for a building site!



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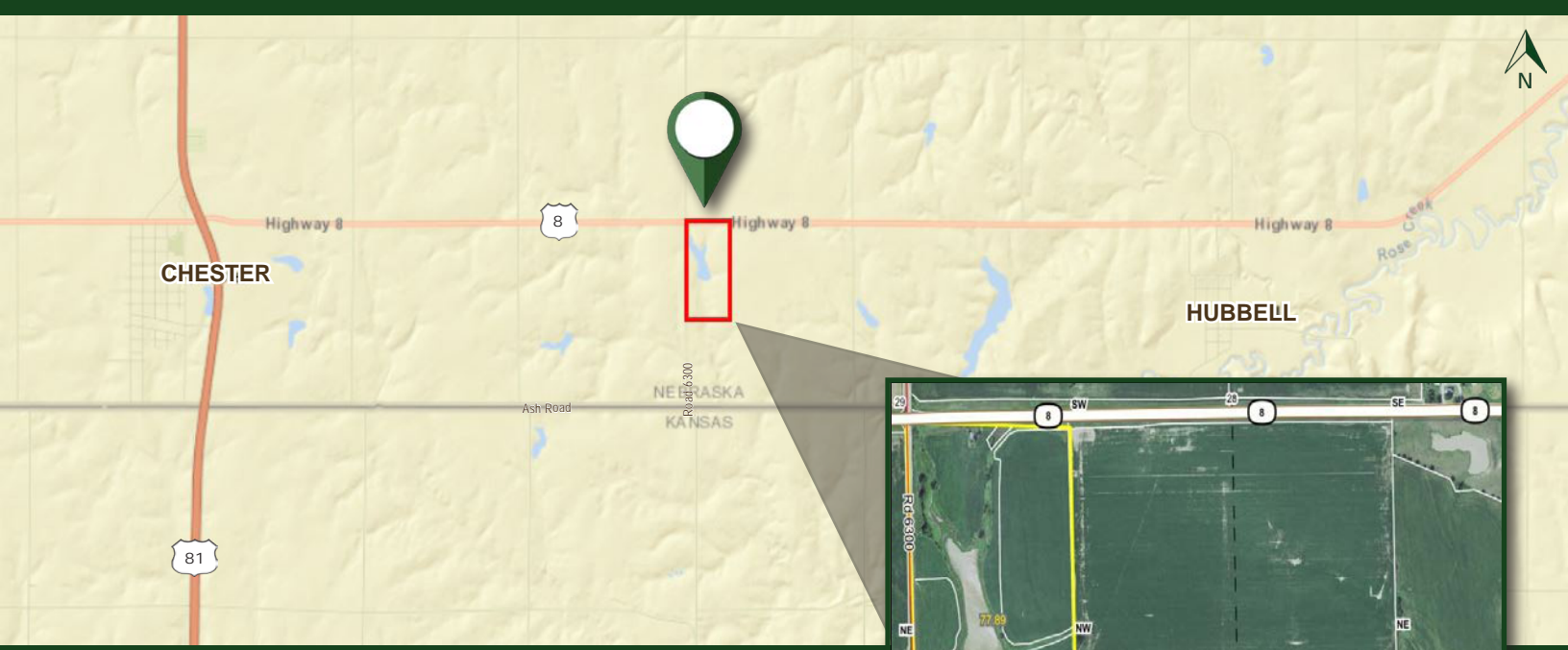
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PROPERTY INFORMATION

LEGAL DESCRIPTION:	The West Half of the Northwest Quarter (W $\frac{1}{2}$ NW $\frac{1}{4}$) of Section Thirty-Three (33), Township One (1) North, Range Two (2) West of the 6th P.M., Thayer County, Nebraska.	
LOCATION:	From Chester, Nebraska: Approximately 3 miles east on Highway 8 to the northwestern corner of the property.	
ACRES & TAXES:	Tax-Assessed Acres 77.89 2023 Real Estate Taxes \$2,776.76	
NRD:	Little Blue Natural Resources District	
SOILS:	Primary soils on the property consist of Hastings silty clay loam, Hastings soils, and Crete silt loams.	
FSA INFORMATION:	Total Farmland: <u>77.01 acres</u> Government Base Acres: <u>Corn - 51.60</u>	Total Cropland: <u>63.02 acres</u> PLC Yields: <u>Corn - 128 bu</u>
WATER:	<u>Well Registration: G-176846</u> <ul style="list-style-type: none"> ● Completion Date - 7/09/2015 ● Well Depth - 86 ft. ● Static Water Level - 15 ft. ● Pumping Level - 18 ft. ● Column - 1.25 in. ● Gallons/Minute - 14 gpm 	This is classified as an irrigation well that is allowed to supplement the surface water permit referenced below: <ul style="list-style-type: none"> > Surface Water Permit: A-19188 > Active permit allowing for the impoundment of 18 acre feet to water <u>52.9</u> acres on this farm.
	Turn key irrigation system including: <ul style="list-style-type: none"> > John Deere 4-cylinder power unit with generator > Near-new Cornell centrifugal pump > Riverscreen system > Two 5-tower Reinke center-pivots with updated sprinkler packages and recent refurbishment work completed by a certified dealer. 	

PRICE: **\$395,000.00**







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