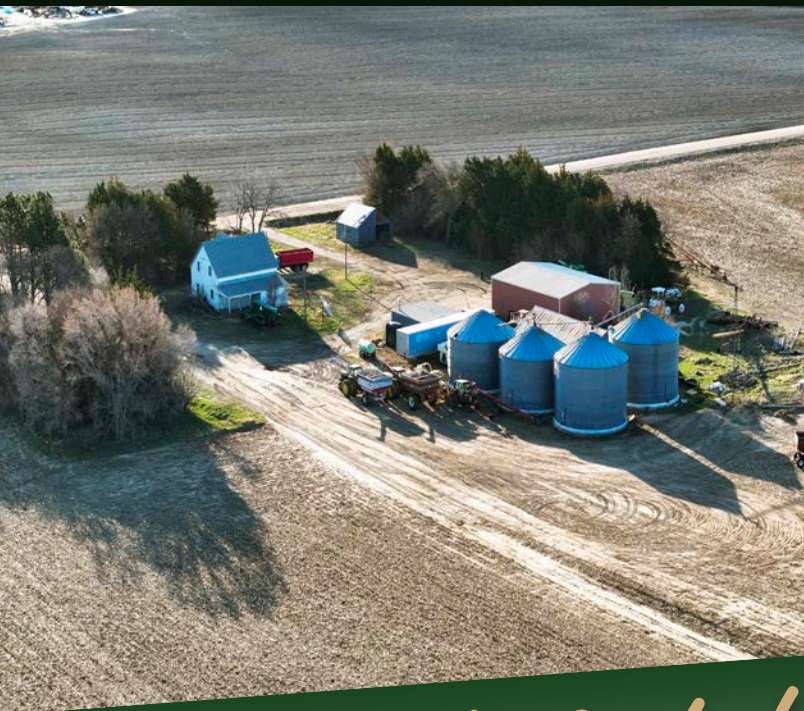


LAND FOR SALE



Hohfeld Irrigated Farm & Farmstead

160 ± TOTAL ACRES OFFERED IN 2 PARCELS | ADAMS COUNTY, NEBRASKA

Strong groundwater, newer well, and excellent access combined with an endless-possibilities farmstead to create a highly-desired property!



Adam D. Pavelka, JD

LISTING AGENT:
ADAM D. PAVELKA, JD
C: 402.984.7744
E: Adam@AgriAffiliates.com

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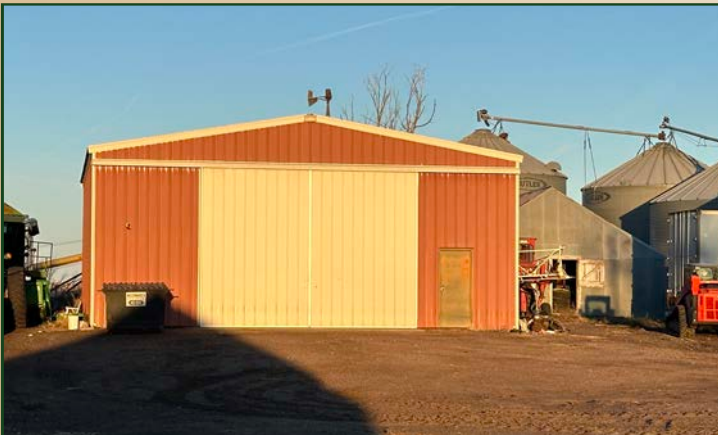
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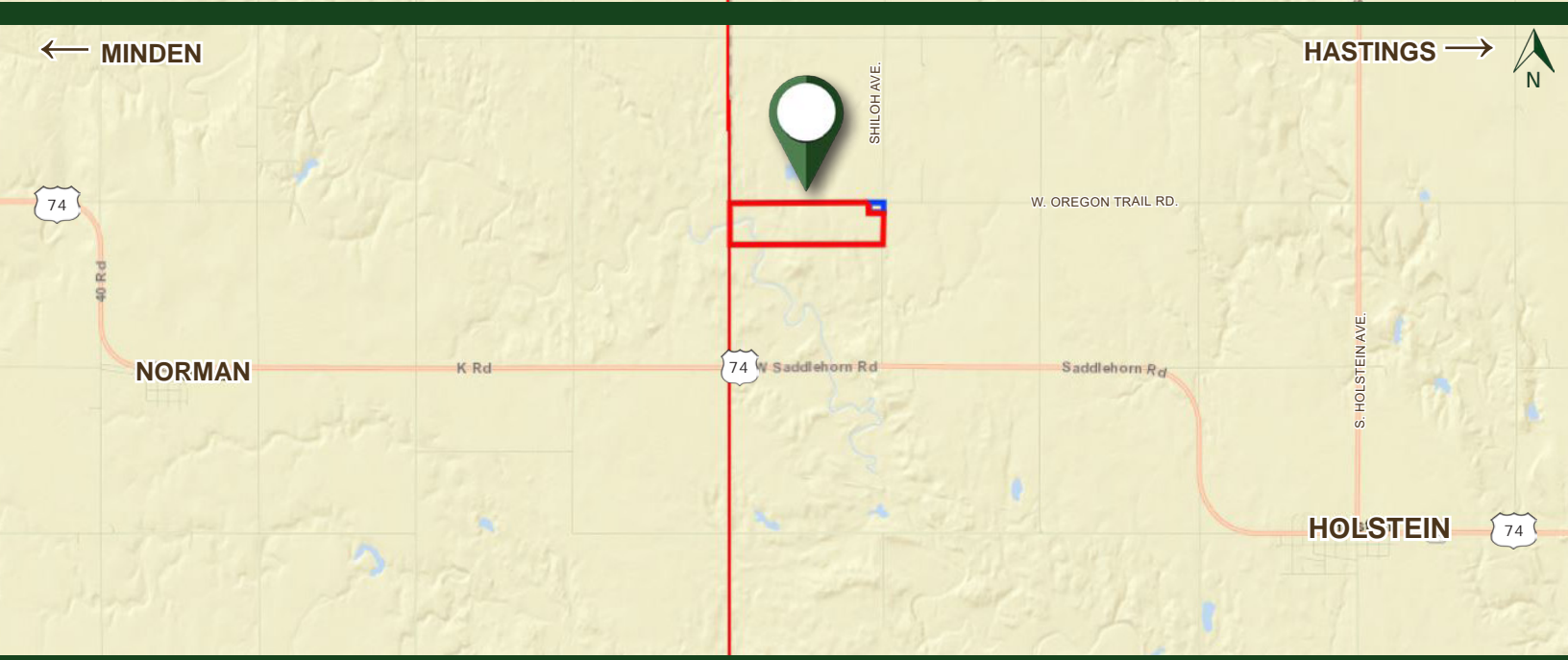
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline,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

PARCEL 1 INFORMATION

LEGAL DESCRIPTION:	Approximately 2.66 acres in the Northeast Quarter of the Northeast Quarter (NE $\frac{1}{4}$ NE $\frac{1}{4}$) of Section Eighteen (18), Township Six (6) North, Range Twelve (12) West of the 6th P.M., Adams County, Nebraska (exact legal description to be determined by a survey).
ACRES & TAXES:	Estimated Tax-Assessed Acres <u>2.66 acres</u> Estimated 2023 Real Estate Taxes <u>\$2,583.90</u>
LEASES:	Full possession at closing!
SOILS:	Primary soils on the property consist of Kenesaw silt loam with slopes ranging from 1-3%.
PROPERTY FEATURES:	<ul style="list-style-type: none">• Two-story farmhouse with over 2,000 square feet above grade; great bones but will need work to make it habitable.• 40' x 50' steel storage building• 10,200 bushel grain bins (2)• 12,500 bushel grain bins (2)• Windmill tower with pump jack• Other great outbuildings including a barn• Only 3/4 mile off of Highway 74

PRICE: **\$150,000.00**





LOCATION:

From Holstein Nebraska: 3 miles west on Highway 74, then 3/4 mile north on Shiloh Avenue to the southeastern corner of the property.



PARCEL 2 INFORMATION

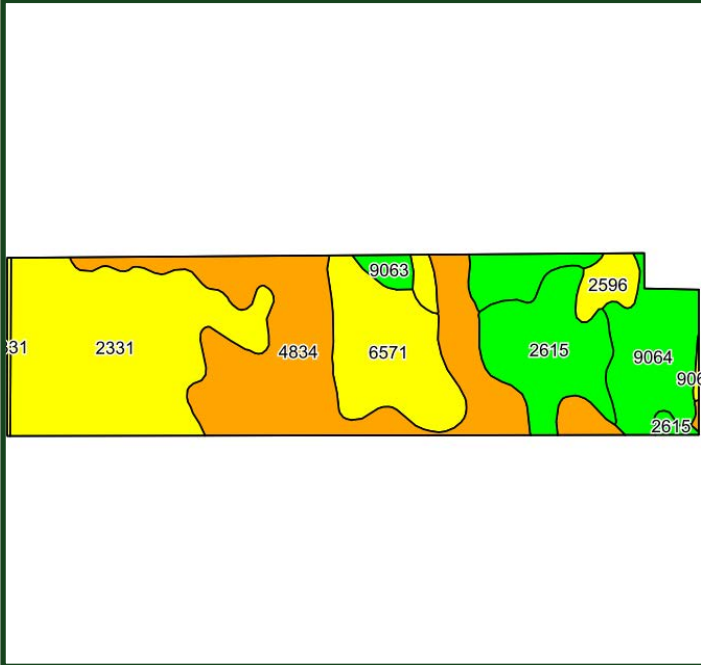
LEGAL DESCRIPTION:	The North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) and the North Half of the Northeast Quarter (N $\frac{1}{2}$ NE $\frac{1}{4}$) of Section Eighteen (18), Township Six (6) North, Range Twelve (12) West of the 6th P.M., Adams County, Nebraska, less approximately 2.66 acres (exact legal description to be determined by a survey).	
ACRES & TAXES:	Estimated Tax-Assessed Acres <u>157.34 acres</u> Estimated 2023 Real Estate Taxes <u>\$8,764.08</u>	
LEASES:	Full possession at closing and for the 2024 crop year.	
SOILS:	Primary soils on the property consist of Inavale loamy fine sand, Valentine loamy fine sand, and Kenesaw silt loam, with slopes ranging from 1-3%.	
NRD:	Little Blue Natural Resources District	
WELL INFORMATION:	Well Registration - G-188798 <ul style="list-style-type: none"> ● Completion Date - 11/19/2019 ● Well Depth - 200 feet ● Static Water Level - 77 feet ● Pumping Level - 91 feet ● Column - 8 inches ● Gallons/Minute - 800 gpm 	
EQUIPMENT:	<ul style="list-style-type: none"> ● Two (2) 8-tower Valley center pivots ● One (1) 4-tower T-L center pivot ● Cummins 4BT irrigation motor 	<ul style="list-style-type: none"> ● Well/Western Land Roller Pump - new in 2019 ● 1,000 gallon fuel tank (pump not included) ● Gearhead (60 HP Amarillo 6:5)
FSA INFORMATION:	Total Estimated Farmland: <u>153.09 acres</u> Government Base Acres: <u>Wheat - 18.10</u> <u>Corn - 9.00</u>	Total Cropland: <u>148.89 acres</u> PLC Yields: <u>Wheat - 48 bu</u> <u>Corn - 136 bu</u>
COMMENTS:	This farm has great groundwater and terrain, combined with a great location near exceptional grain markets!	




PRICE: \$1,390,000.00



PARCEL 2 MAPS & PHOTOS

SOIL MAP

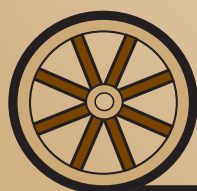


2331	Inavale loamy fine sand, rarely flooded	45.03	28.6%		Ive	Ille	2	5
4834	Valentine loamy fine sand, rolling	44.28	28.1%		Vle			
9064	Kenesaw silt loam, 1 to 3 percent slopes	20.55	13.1%		Ile	Ile		





Potential, Potential, Potential! Incredible opportunity to purchase a well-located property and farmstead, which is an easy commute from either Hastings or Minden, Nebraska!



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