

# LAND FOR SALE



## *Divide Township Irrigated Farm*

PHELPS COUNTY | NEBRASKA

## *Great Pivot and Gravity Irrigated Quarter*



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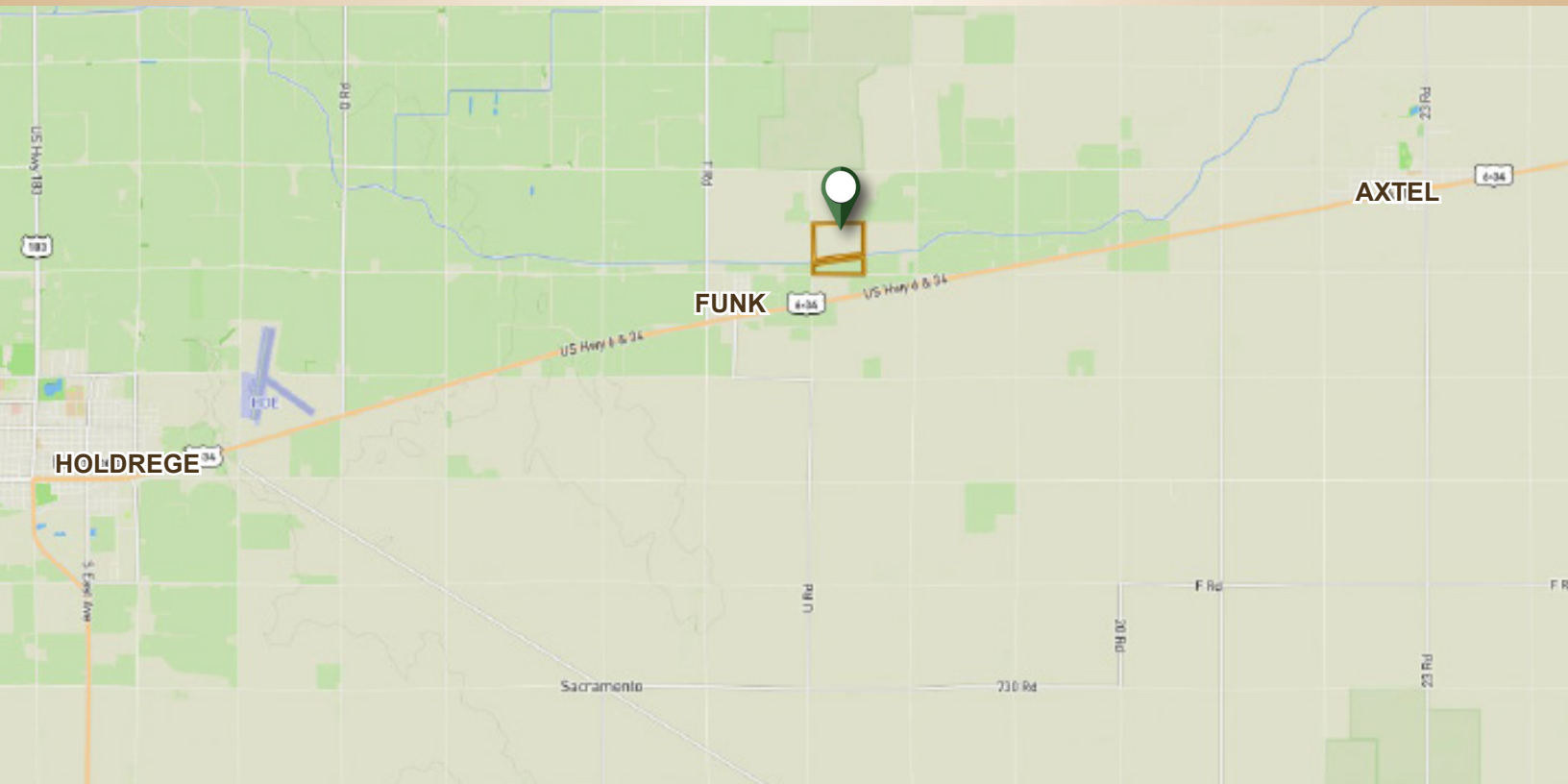
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# LOCATION & PROPERTY INFORMATION

<b>LOCATION:</b>	1 mile east of Funk and ¼ mile north of Highway 6/34.
<b>LEGAL DESCRIPTION:</b>	The SW1/4 of Section 22, Township 6N, Range 17W of the 6th P.M., In Phelps County, Nebraska, EXCEPT for property conveyed to The Central Nebraska Public Power and Irrigation District.
<b>ACRES &amp; TAXES:</b>	146.00+/- tax-assessed acres; 2024 taxes payable in 2025 are \$7,015.08.
<b>SOILS:</b>	Soils of Divide Township Irrigated Farm consist of almost entirely of Class I Holdrege silt loam.
<b>POSSESSION/LEASE:</b>	Subject to a lease expiring 02/28/2026.
<b>PRICE:</b>	\$1,725,000.00
<b>LAND USE:</b>	Pivot and gravity irrigated quarter.
<b>IRRIGATION INFORMATION:</b>	Includes 142.64 CIAs from the Tri-Basin NRD as well as 143.00 acres of surface water rights from the Phelps County Canal, which crosses the property from west to east. All irrigation equipment, pivots, motors, and pipe are tenant-owned and are not included with the property. The acres south of the canal are entirely gravity irrigated. There are two active wells, each registered to provide 1,000gpm.
<b>FSA INFORMATION:</b>	FSA Base Acres: 96.87 acres of corn with 172 PLC yield and 45.73 acres of soybeans with 57 PLC yield.

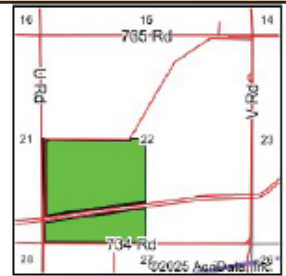
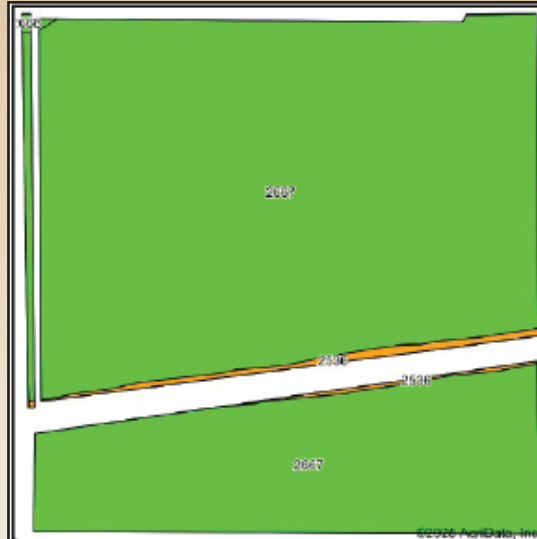






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# PROPERTY MAPS



State: **Nebraska**  
 County: **Phelps**  
 Location: **22-6N-17W**  
 Township: **Divide**  
 Acres: **146.96**  
 Date: **1/27/2025**

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Soils data provided by USDA and NRCS

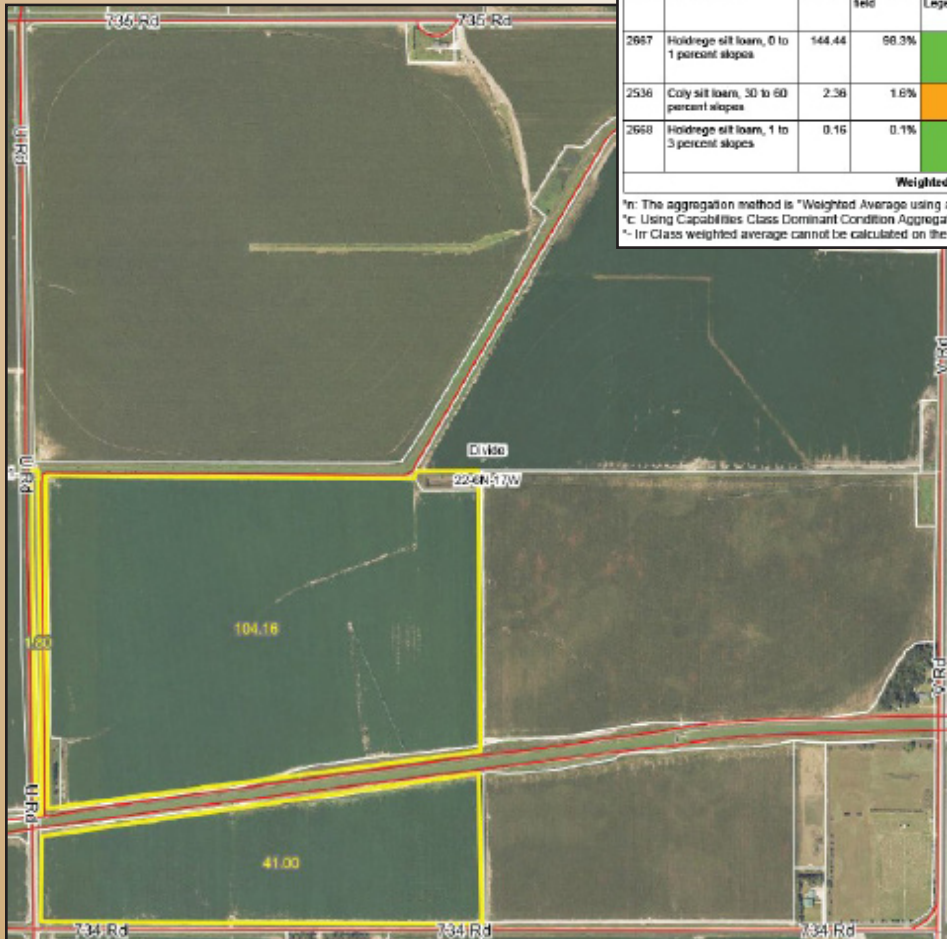
Area Symbol: NE137, Soil Area Version: 25

Code	Soil Description	Acres	Percent of Field	Non-ir Class Legend	Non-ir Class *c	ir Class *c	Range Production (bbs/acre/yr)	SRPG	% NCCPI Overall	% NCCPI Corn	% NCCPI Soybeans
2667	Holmberg silt loam, 0 to 1 percent slopes	144.44	98.3%		8c	8c	3661	69	78	59	78
2536	Colly silt loam, 30 to 60 percent slopes	2.36	1.6%		Vile		2200	3	13	12	9
2668	Holmberg silt loam, 1 to 3 percent slopes	0.16	0.1%		8c	8c	3661	68	78	59	78
Weighted Average					2.80	8c	3637.5	67.9	%n 77	%n 58.2	%n 76.9

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*: Ir Class weighted average cannot be calculated on the current soils data due to missing data.



*Divide  
 Township  
 Irrigated  
 Farm*

*Don't miss this opportunity to own  
a pivot and gravity irrigated quarter  
in Phelps County!*



**MICHAEL P. WILKEN**

**LISTING AGENT:**

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