

LAND FOR SALE



Phelps County Pivot Irrigated Farm

PHELPS COUNTY | NEBRASKA

*Very productive, well-maintained farm
with excellent access to local markets.*



LISTING AGENT:

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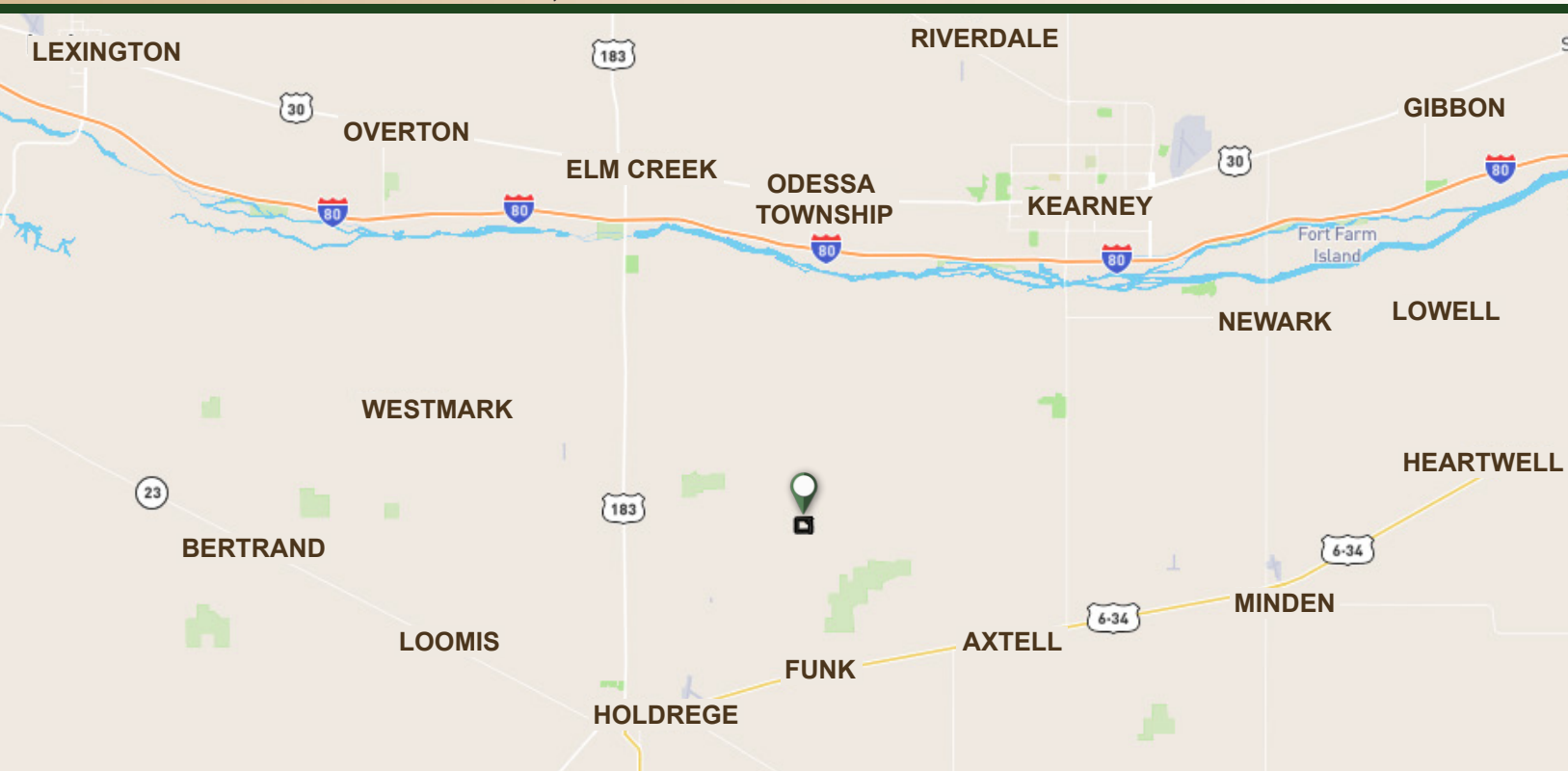
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LOCATION & PROPERTY INFORMATION

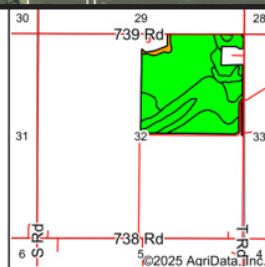
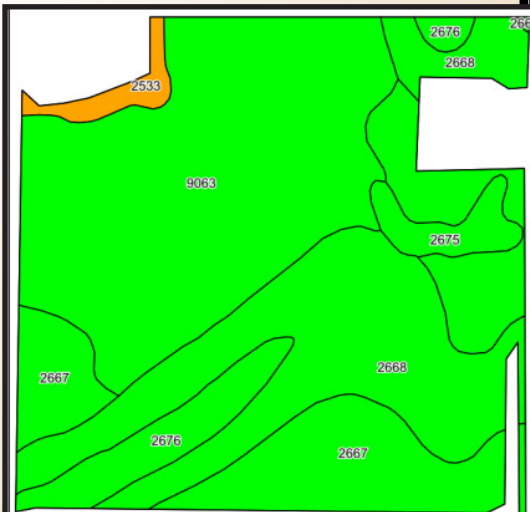
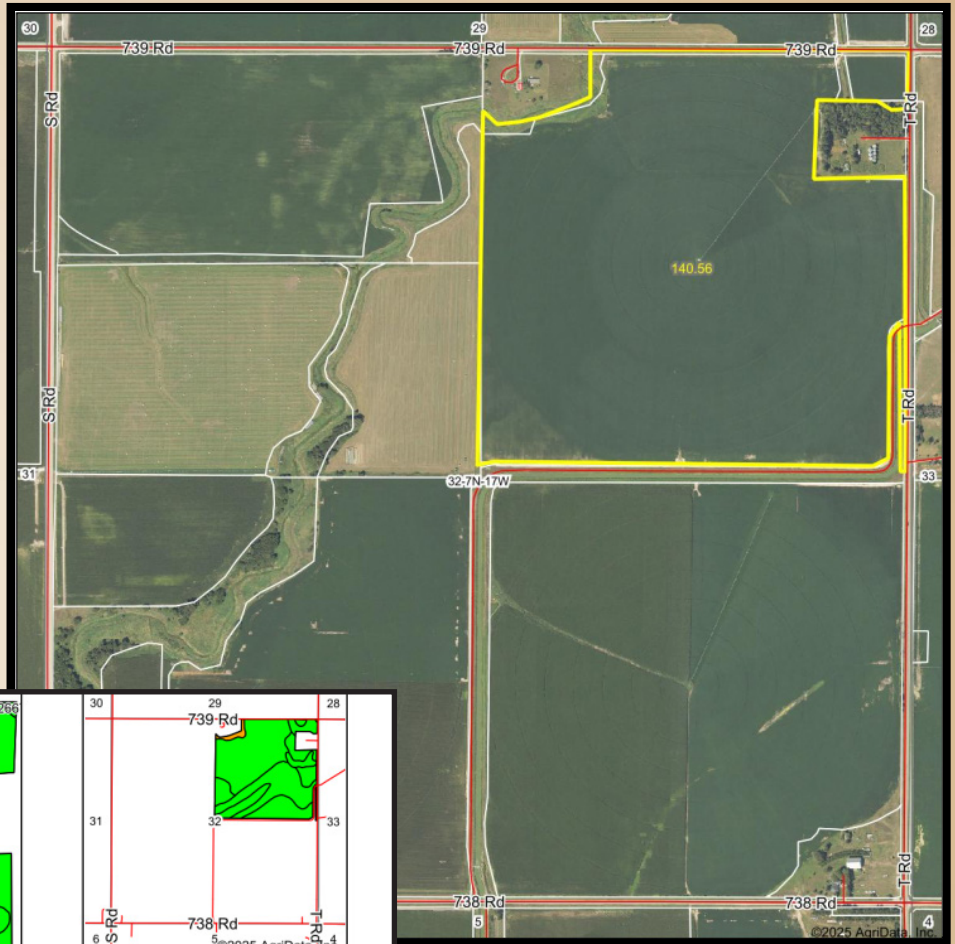
LOCATION:	4.5 miles north of the community of Funk, Nebraska, with access provided by county blacktop T Road bordering along the east and county gravel 739 Road bordering along the north.
LEGAL DESCRIPTION:	Part of NE1/4 Section 32, T7N-R17W of the 6th P.M., Phelps County, Nebraska
PROPERTY DESCRIPTION:	Phelps County Assessor indicates a total of 141.70+/- acres. The farm consists of quality pivot irrigated cropland with gravity irrigated and dry crop corners.
REAL ESTATE TAXES:	2024 Real Estate Taxes: \$6,601.68
LIST PRICE:	\$1,800,000
FARM SERVICE AGENCY INFORMATION:	Total Cropland: 136.76 acres Estimated Gov. Base Acres: Corn 85.27 acres w/ PLC yield of 177 bushels per acre Soybeans 48.09 acres w/ PLC yield of 55 bushels per acre
IRRIGATION INFORMATION:	Groundwater: Registered Well #G-113228 with 40hp submersible - new Spring 2025. Surface Water: 120.00 acres of surface water rights from the CNPPID. 25hp electric motor, Western Land Roller pump, and 7-tower Zimmatic pivot.
LEASE/POSSESSION:	Farm is available for the 2026 growing season.
SOILS:	Soils consist primarily of Class I and II Kenesaw and Holdrege silt loams, 0-3% slope, with lesser amounts of Class III Holdrege silt loam, 3-7%.





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PROPERTY MAPS



State: **Nebraska**
 County: **Phelps**
 Location: **32-7N-17W**
 Township: **Anderson**
 Acres: **140.56**
 Date: **7/9/2025**



AGRI AFFILIATES, INC.
 Providing Farm - Ranch Real Estate Services

Maps Provided By:



surety
 CUSTOMIZED ONLINE MAPPING
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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-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
9063	Kenesaw silt loam, 0 to 1 percent slopes	55.99	39.8%		Ile	Ile	2656	68	71	57	71
2668	Holdrege silt loam, 1 to 3 percent slopes	38.08	27.1%		Ile	Ile	3661	68	78	59	78
2667	Holdrege silt loam, 0 to 1 percent slopes	31.70	22.6%		Ile	Iw	3661	69	78	59	78
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	8.29	5.9%		Ille	Ille	2976		68	47	68
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	3.92	2.8%		Ille	Ille	3000		75	50	75
2533	Coly silt loam, 11 to 30 percent slopes	2.58	1.8%		Vle		2822	30	62	48	62
Weighted Average						2.16	3186.4	61.6	*n 74.2	*n 57	*n 74.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

*Phelps
 County
 Pivot
 Irrigated*

*Don't miss this opportunity to own
productive irrigated cropland in
Phelps County!*



KENT RICHTER

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Helping clients achieve their real estate goals

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