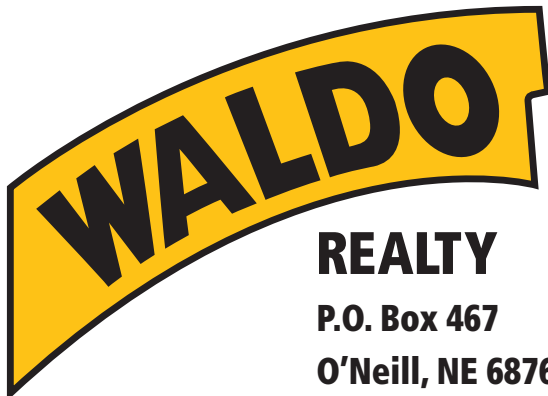




156.58 +/- Acres
Stanton County, Nebraska



Contact Waldo Realty for further
information on this property.

402.336.4110

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Farms ■ Ranches ■ Sales & Exchanges in Nebraska, Iowa, South Dakota & Minnesota

DEEDED ACRES: 156.58 +/- Acres

CERTIFIED IRRIGATED ACRES: 127.69 Acres

LEGAL DESCRIPTION: PT NW 1/4 Section 31 Township 24 Range 3E Stanton County, NE

PROPERTY LOCATION: From Pilger, NE go north 1 mile on Hwy 15 to Hwy 275 then go west 3 1/2 miles to the northeast corner of the subject property.

PROPERTY DESCRIPTION: This gently rolling Stanton County irrigated farm has nearly 98% of the deeded acres in production and offers a strong recently updated well along with newer irrigation equipment. This property is located in an intensive agricultural community and will be a great addition to any operation.

FSA INFORMATION:

Cropland Acres:	152.61	
Corn Contract Acre Base:	88.9	Yield: 166
Soybean Contract Acre Base:	62.5	Yield: 49

EQUIPMENT LIST W/ SERIAL NUMBERS:

Zimmatic Pivot (#LB3714)
Cummings Power Unit (#45520440)
American Marsh Pump (#160149)
Amarillo Gearhead (#263945)
WPT Power Transmission (#W030893)
Lima Generator (#A46033WB)
500 gal. Fuel Tank

NRD: Lower Elkhorn NRD – 402-371-7313

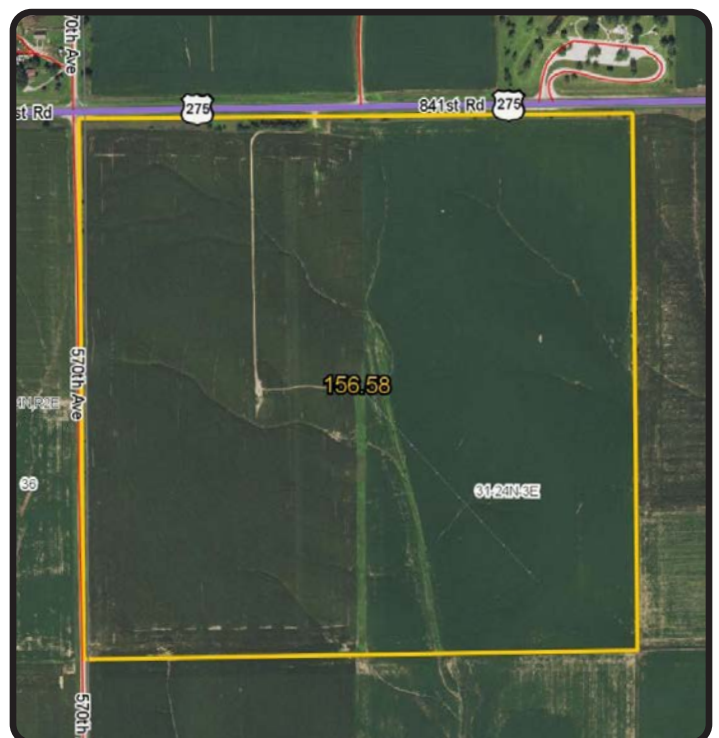
WELL INFORMATION:

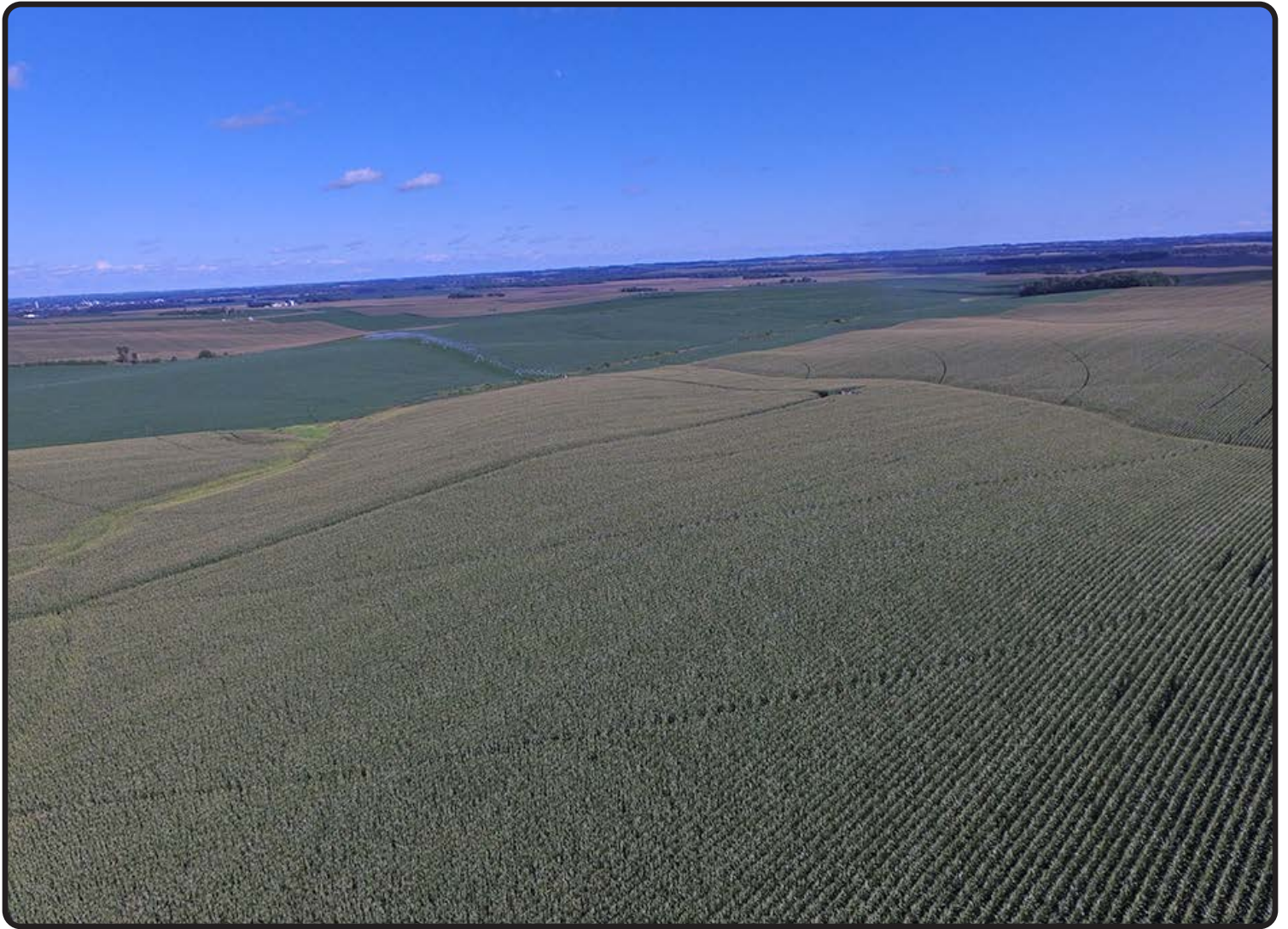
Registration Number:	G-051510
GPM:	850 GPM
Well Depth:	200 Ft.
Static Level:	160 Ft.
Pump Level:	180 Ft.
Column Diam:	8 In.

REAL ESTATE TAXES: \$8,828.70

PRICE & TERMS: \$1,600,000 Cash.

The above information obtained from sources deemed reliable. Waldo Realty is not responsible for errors or omissions.





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