



Property Features:

- List Price: \$1,100,000.00
- 1 Irrigated Pivot
- 153.48 +/- Total Tax Acres
- 134 +/- URNRD Certified Acres

Land Type: Irrigated Pivot w/CRP corners

Legal Description: Pt NE1/4 Sec 1-T6N-R39W; Chase County

Location: Located 1.5 Miles West of Imperial, NE

Soil Type: Primarily Haxtun Loamy Fine Sand, Woody Loamy Fine Sand, and Jayem Loamy Find Sand

Pivot Info: 1991 Zimmatic, 7 Tower, Serial # L38255, US Electric 100 HP Motor

URNRD Info: 134 Allocated Acres, Well Reg # G-059688, 800 GPM, Well Date 1978, Well Depth 340', Pumping Level 159'

<u>FSA Info:</u>	<u>Farmland Acres</u>	<u>Cropland Acres</u>	<u>Base Acres</u>	<u>Corn Base</u>
	156.10	150.98	127.26	127.26

CRP Info: 23.72 Acres, \$89.79 per acre, Annual Payment is \$2,130

2023 Real Estate Taxes: \$3,991.30

Property Information:

- Only 1.5 miles west of Imperial, NE
- Productive Loam Soils
- Corners are enrolled in CRP

Call Derek at 308-414-1944 to Schedule a Showing

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