Property Features:

- List Price: $940,000.00
- 1 Irrigated Pivot
- 160 +/- Total Tax Acres
- 140.80 +/- URNRD Certified Acres

Land Type: Irrigated Pivot w/dryland corners

Legal Description: NW1/4 Sec 34-T8N-R40W; Chase County

Location: 13 Miles NW of Imperial, NE located on Road 745 and Ave 321

Soil Type: Primarily Rosebud Canyon Loam and Rosebud Loam

Pivot Info: Older Reinke, 8 Tower, Natural Gas Motor

URNRD Info: 140.8 Allocated Acres, Well Reg # G-029726, Well Date 1968, Well Depth 264', Pumping Level 114', 2,020 GPM

FSA Info: 152.82 Farmland Acres, 152.82 Cropland Acres**,** Wheat Acres 11.79, Corn Acres 133.30, Total Base Acres: 145.09

2026 Real Estate Taxes: $3,212.08

Property Information:

- Productive Loam Soils
- Farmed Dryland Corners
- Good County Road Access
- Extra Water Allocation

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

www.AgProRealestate.com

The information provided is from sources deemed reliable; however, it is important to note that such information is not guaranteed. Prospective buyers are advised to independently verify all details to ensure accuracy and completeness. Any maps included in this documentation are intended solely for informational purposes and should not be considered as surveyed boundary lines.

Aerial Map



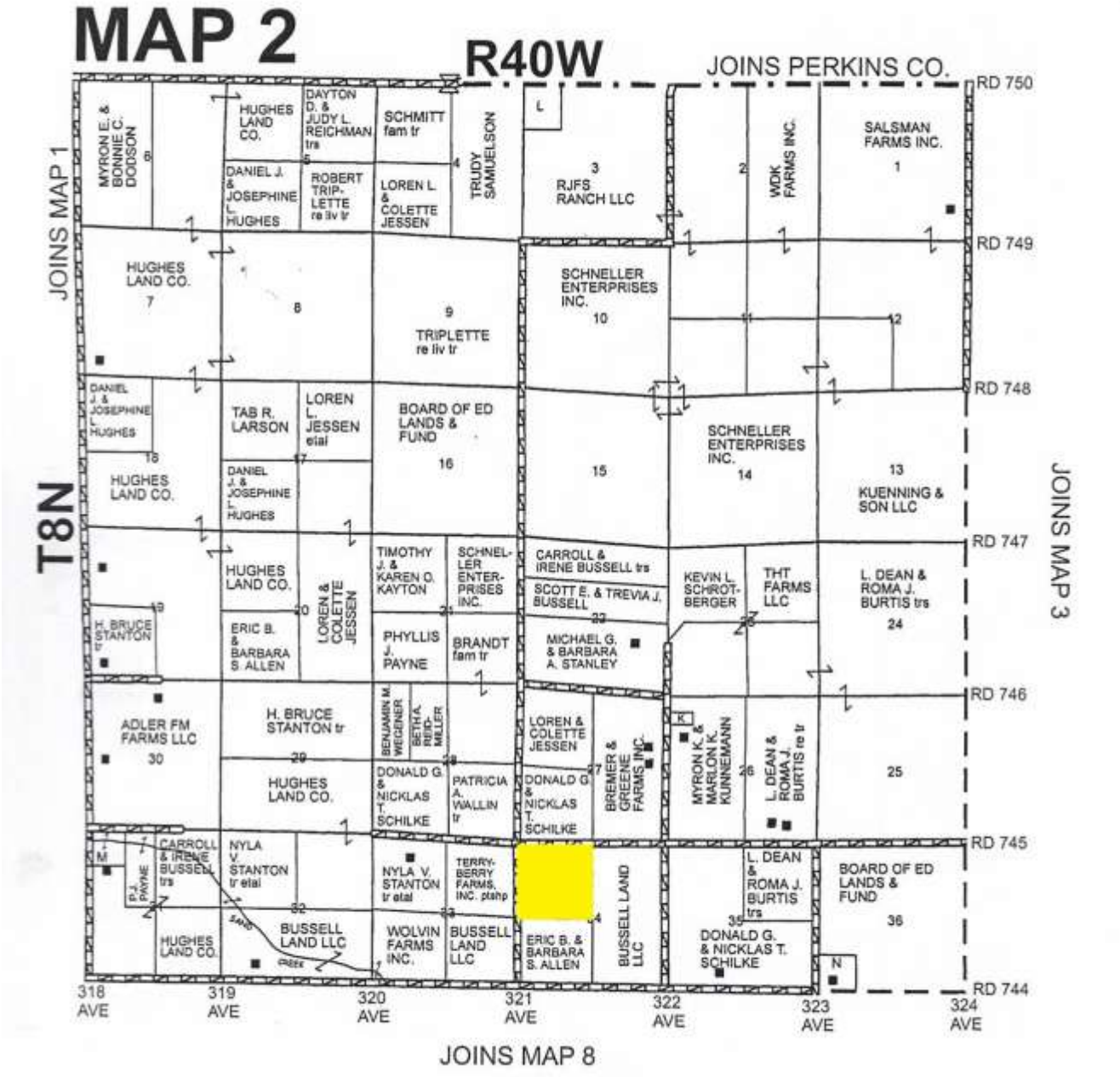
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Location Map



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Plat Map



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Soil Map

All Fields 156 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS
1739	Rosebud-Canyon loams, 1 to 3 percent slopes	111.22	71.5%	3
1725	Rosebud loam, 0 to 1 percent slopes	27.87	17.9%	2
1743	Rosebud-Canyon loams, 6 to 12 percent slopes, eroded	11.45	7.4%	4
1652	Kuma silt loam, 0 to 1 percent slopes	4.97	3.2%	2
		155.50		



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