Property Features:

- List Price: $670,000.00
- 1 Irrigated Pivot
- 162.41 +/- Total Tax Acres
- 127.30 +/- URNRD Certified Acres

Land Type: Irrigated Pivot w/dryland corners

Legal Description: NW1/4 Sec 17-T8N-R40W; Chase County

Location: 8 Miles NE of Lamar, NE on Road 748

Soil Type: Primarily Rosebud Loam and Rosebud Canyon Loam

Pivot Info: Older Reinke, 8 Tower, Diesel Motor, Randolph 125 HP

URNRD Info: 127.30 Allocated Acres, Well Reg # G-036583, Well Date 1972, Well Depth 300', Pumping Level 210', 1,207 GPM

FSA Info: 162.22Farmland Acres, 162.22 Cropland Acres**,** Wheat Acres 12.34, Corn Acres 141.11, Total Base Acres: 153.45

2026 Real Estate Taxes: $3,254.80

Property Information:

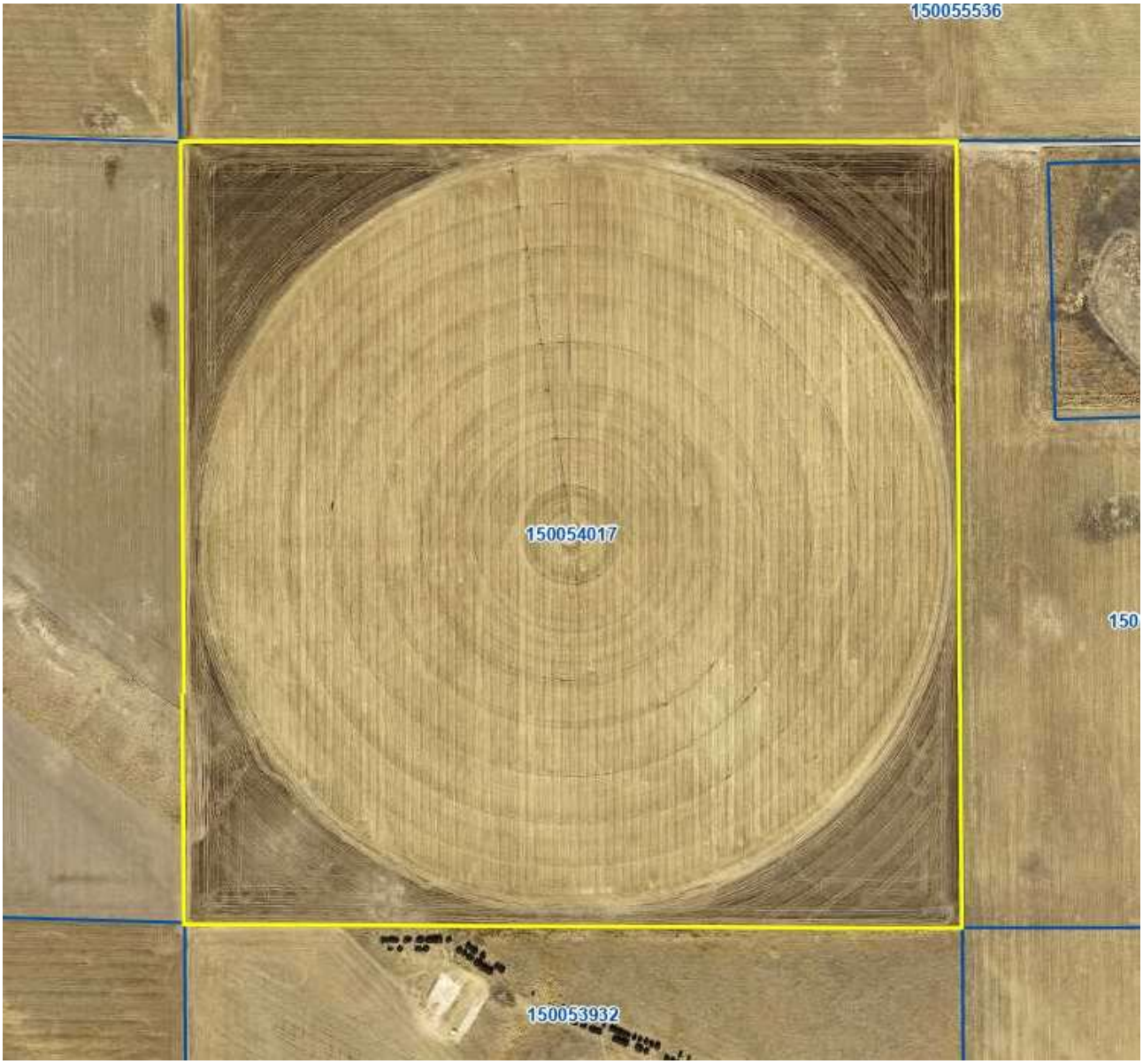
- Productive Loam Soils
- Farmed Dryland Corners

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



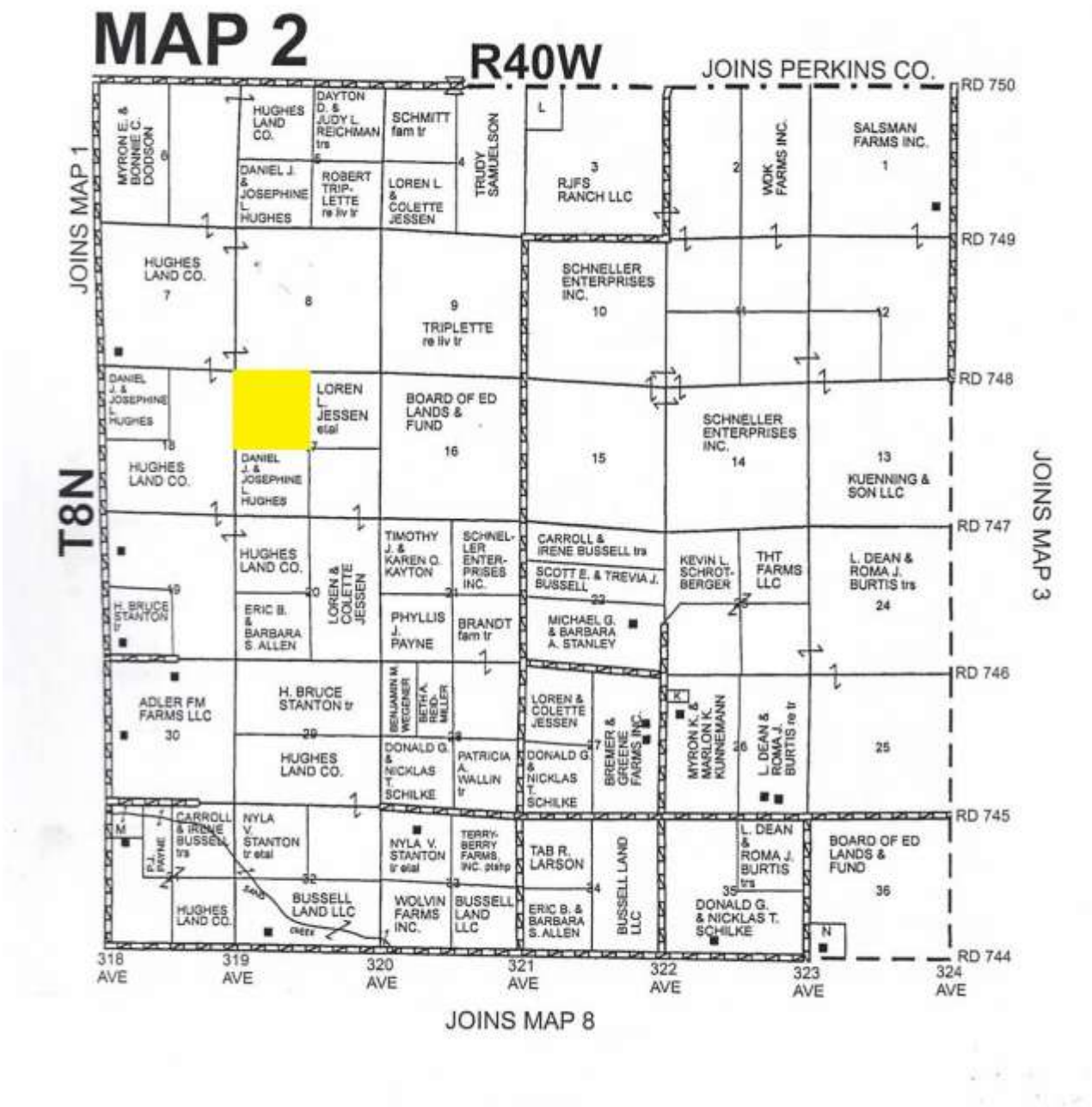
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Location Map



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Plat Map



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Soil Map

AVG NCCPI	COUNTY AVG	Source: NRCS Soil Survey
Upgrade	30.9	

All Fields 164 ac.

SOIL CODE	SOIL DESCRIPTION	ACRES	PERCENTAGE OF FIELD	SOIL CLASS	AVG NCCPI
1725	Rosebud loam, 0 to 1 percent slopes	148.49	90.5%	2	Upgrade
1743	Rosebud-Canyon loams, 6 to 12 percent slopes, eroded	10.69	6.5%	4	Upgrade
1726	Rosebud loam, 1 to 3 percent slopes	4.00	2.4%	3	Upgrade
1422	Goshen silt loam, rarely flooded	0.97	0.6%	3	Upgrade
		164.15			**Upgrade**



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