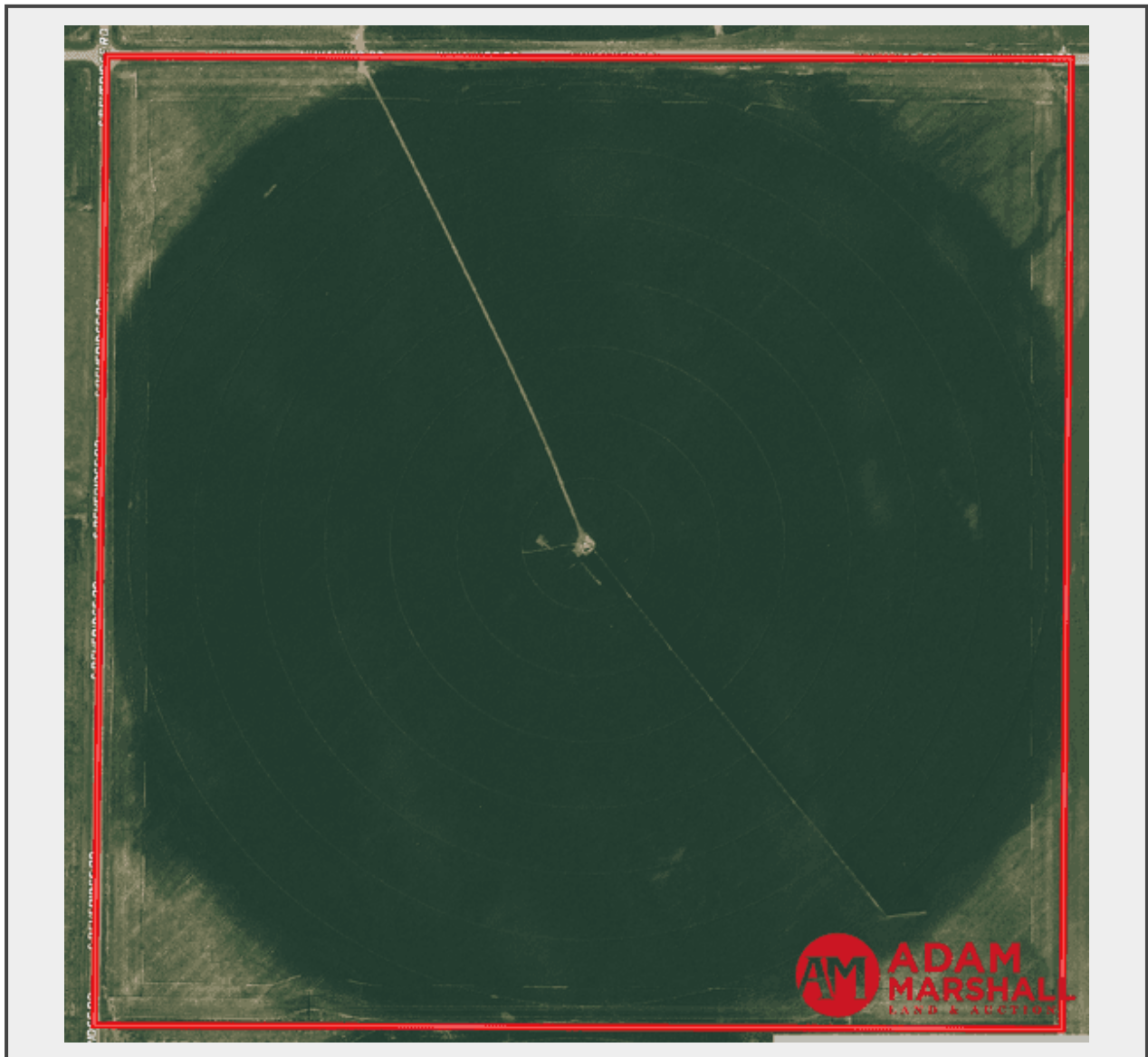


Sale Name: Walker Road Farms LLC Absolute Land Auction - 604.81 Acres

LOT 2 - Tract 2 - 160 Acre Pivot Irrigated Farm



Description

Tract 2

Presenting a 160 acre +/- pivot irrigated farm located 2 miles west of the Sutherland Reservoir & Highway 25. This tract is directly south of Tract 1. It has access from West Walker Road and South Beveridge Road. This farm is gently rolling with a center pivot irrigation, productive soils and electric well.

The property exhibits a range of soil types, including, Holdrege silt loam, Uly-Colly Silt Loam and Hord Silt Loam, among others. The majority of the farm features class 2, 3, & 4 soils, which are typical for the region. Additionally, it is located within the Twin Platte NRD and includes a 9" irrigation well drilled in 2004. Available for 2024 Crop Season

Legal: Northwest 1/4 of Section 15, Township 13 North, Range 34 West of the 6th PM, Lincoln County, Nebraska

Farm Service Agency: Corn Base 119.52 Acres, Soybeans 1.42 Acres, Currently enrolled in ARC County Program

Pivot Information: 2005 Valley 8000 Series 7 Tower Pivot. Includes 11.2-24 tires. The control panel shows 18,117 hours. The pivot has drops past the first tower. The 1,000 gallon chemigation tank is included with the property.

Well Information Per Registration: G-128347, Pump Depth 140FT, Rate 881GPM, 9" Column, Total Depth 300FT, Static 45FT, Drilled 5/5/2004. Located in the Twin Platte NRD with 136.46 Certified Irrigated Acres

2022 Taxes: \$7,994.80

Note: This tract will close January 9th, 2024. Possession will be January 21st, 2024

Quantity: 1



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