



GOSPER COUNTY IRRIGATED FARM



A quality irrigated farm with 156± acres located North of Arapahoe, NE.

RANDY HELMS

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$1,300,000**

Location North of Arapahoe, NE

Legal Description

NW 1/4, LESS DEEDED CO RD 17-5-23 West of the 6th P.M. Gosper County Nebraska

Acres 156±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$4,659.72**

Property Summary

This quality farm land makes-up the NW1/4 of section 17-5-23 in Gosper County, NE, and consists of 156± total acres (127± irrigated, 21± dryland, and 8.23± grass/trees). This farm has good soils and has consistently yielded good crops. The land is irrigated with a 2004 eight tower Valley pivot and end gun. The pivot is serviced by a 75 horse electric motor pumping 750 gpm sitting on top of the Ogallala Aquifer. This farm enjoys good access off a gravel road between at least three grain delivery destinations, and just 5 miles from an asphalt highway. With numerous turkey and some whitetail deer frequenting the property, this could also be an attractive spot to do some hunting. This is a great investment that has been owned by the same family for decades.

FSA: 156.33 total acres | 127.0 Irrigated | 21.1 Dryland | 8.23 Grass

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

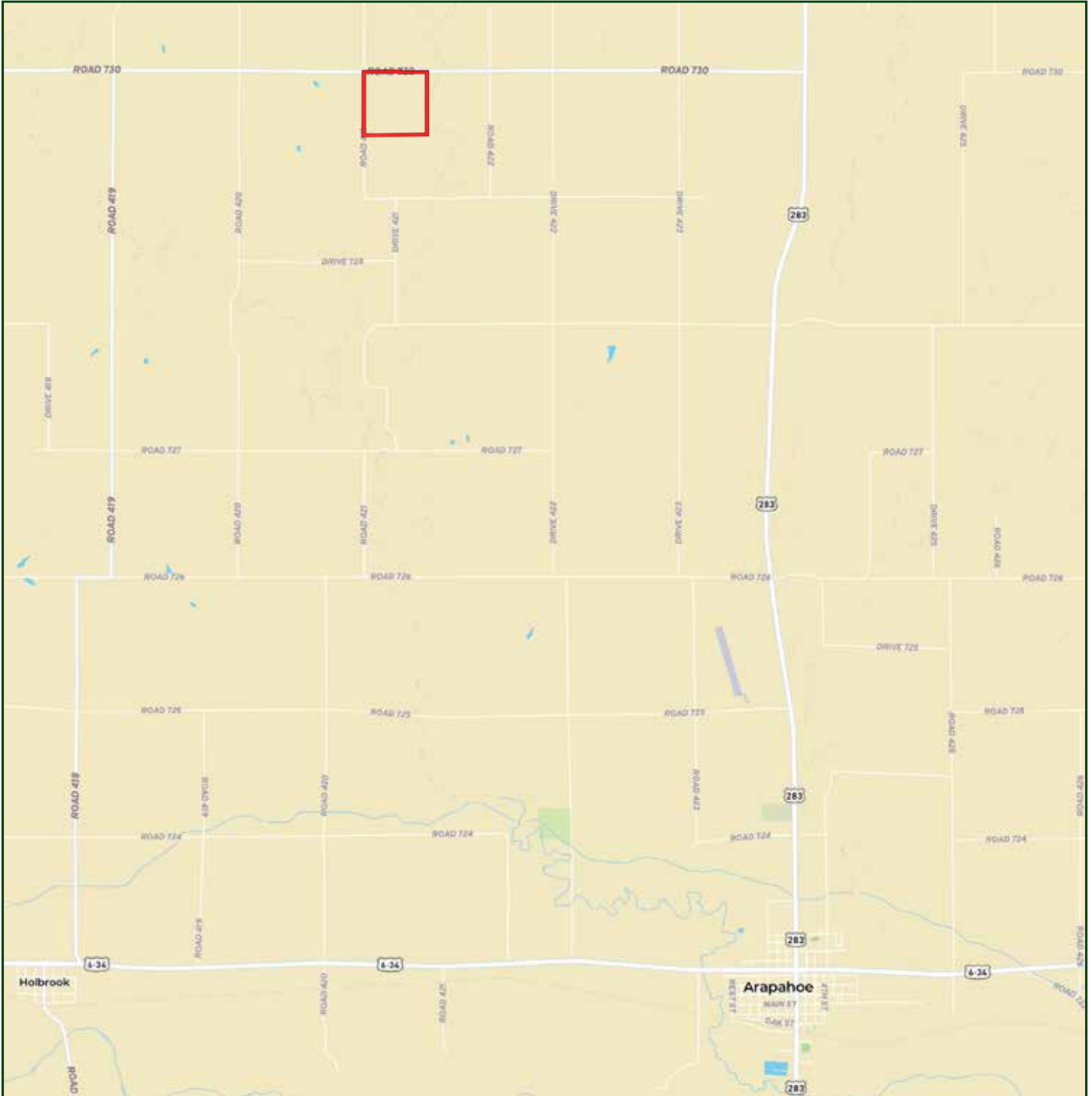
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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