



## PHELPS COUNTY FARM



Productive irrigated farmland that is well-suited for row crops.

**LINDSEY FEUERBORN**

Sales Associate

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# PROPERTY HIGHLIGHTS

**List Price** **\$1,725,000**

**Location** East of Funk, NE.

## Legal Description

22 6 17 PT, SW1/4 22-6-17 DIVIDE TRI-BASIN NRD

**Acres** 145±

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** **\$6,944.86**

## Property Summary

An excellent opportunity to purchase productive irrigated farmland located in the heart of Phelps County, Nebraska. This 145 acre tract offers quality soils, established water resources, and strong farming potential in one of south-central Nebraska's well known agricultural regions.

The property is well suited for row crop production and would make an excellent addition to an existing operation or investment portfolio. With strong local farming demand and a proven history of production, this farm offers both immediate usability and long term value.

The current tenant owns the irrigation equipment; however, the equipment may be purchased separately, giving buyers added flexibility depending on their operational needs.

Whether you are an operator looking to expand or an investor seeking quality Nebraska farmland, this property presents a strong opportunity in a desirable farming area.

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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## Tenant Owned Equipment

10KW generator

CP15 Rotophase

5 Tower Rienke pivot 5-156' spans with 51' end boom Booster Pump and SR 100 Nelson end gun

350 Chevy V8 propane power unit

4.3 Chevy V6 propane power unit

Berkeley Pump on V6 Chevy

1200 gpm ditch screen

2 propane fuel tanks 1000 gallon

10 tower Rienke pivot 1956' length 10-194' span, 13' end boom with Booster Pump and SR 100 Nelson end gun

## Well Logs

Well ID	Well Use	Location	Completion Date	Acres Irr.	Gal/ Minute	Static Level	Pumping Level	Pump Col. Diam	Pump Depth	Well Depth
161429	Irrigation	6 N 17W 22 SWSW	12/7/2004	80	1000 gpm	25 ft	48 ft	8 in	60 ft	180 ft

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

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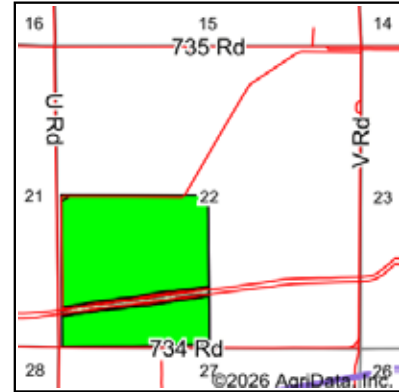
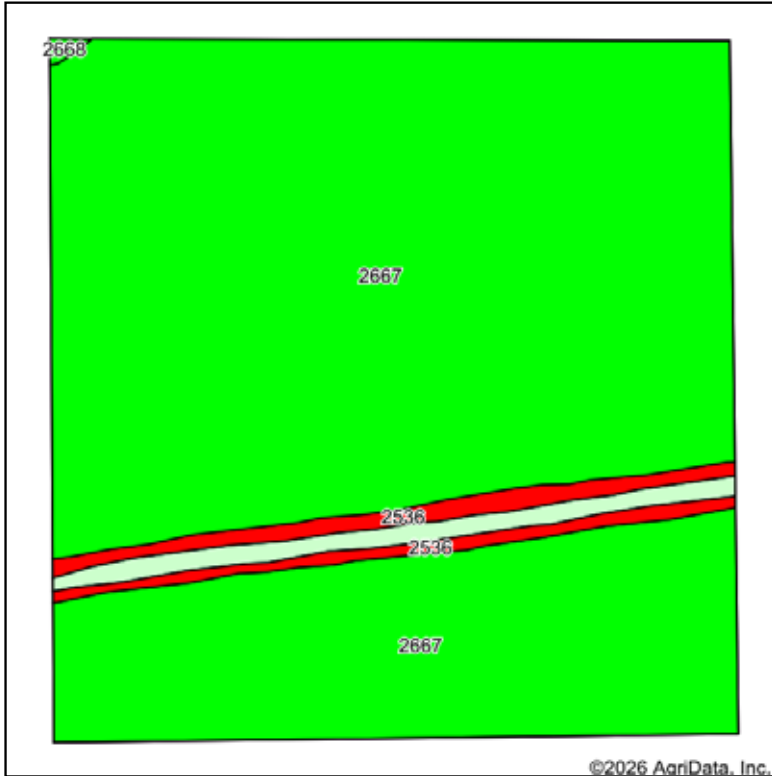
# AERIAL MAP



Boundary lines are estimates - Map for illustration only

# SOILS MAP

## Soils Map



State: **Nebraska**  
 County: **Phelps**  
 Location: **22-6N-17W**  
 Township: **Divide**  
 Acres: **159.75**  
 Date: **4/30/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE137, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans	
2667	Holdrege silt loam, 0 to 1 percent slopes	148.70	93.2%			Ile	Iw	69	78
2536	Coly silt loam, 30 to 60 percent slopes	6.44	4.0%			Vlle		3	9
9999	Water	4.38	2.7%					0	
2668	Holdrege silt loam, 1 to 3 percent slopes	0.23	0.1%			Ile	Ile	68	78
<b>Weighted Average</b>						*-	*-	<b>64.4</b>	<b>*n 73.1</b>

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

\*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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# PROPERTY IMAGES





## NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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