

# FARMLAND AVAILABLE

**Description** Peoples Company is pleased to offer two rolling, pivot irrigated farms, located in North Central Nebraska close to North Loup and Ord Nebraska. Both have crop insurance history of over 200 bushel per acre. There are no terraces and no-till farming practices have keeping erosion to a minimum. 4.5% return at asking price.

**Directions** **Parcel #1**, (Section 5) 8.5 miles west of North Loup to Road 476, 1/2 mile south and the farm is to your left.

**Parcel #2** (Section 18) From Ord on Sargent Road go 7 miles west to 469th Ave, then north 1/2 mile and the farm is on the left.

For #2 if coming from #1, west to Hwy 70, then north to Comstock Road, west to 469th Ave, then 4 1/2 miles north.

## Farm Details | FSA INFORMATION

**Parcel #1**, Section 5 - Cropland 138.48 acres; Base acres Corn 51.8 PLC Yield 147 bpa

**Parcel #2** Section 18 - Cropland 149.94 acres; Base acres Corn 74.4/Beans 73.7 - PLC Yields 129/46 bpa

**Improvements** Both farms have pivot irrigation, diesel power units with pumps, water is provided via surface water irrigation. Pivot on section 5 is powered by electricity and the pump is diesel powered.



Valley County  
NEBRASKA



**292.80**  
ACRES M/L

**Price**  
**\$1,581,120**

**Parcel #1 Taxes**  
**\$5,653.08** (2019)

**Parcel #2 Taxes**  
**\$5,581.24** (2019)

LISTING # 14908

