LAND FOR SALE

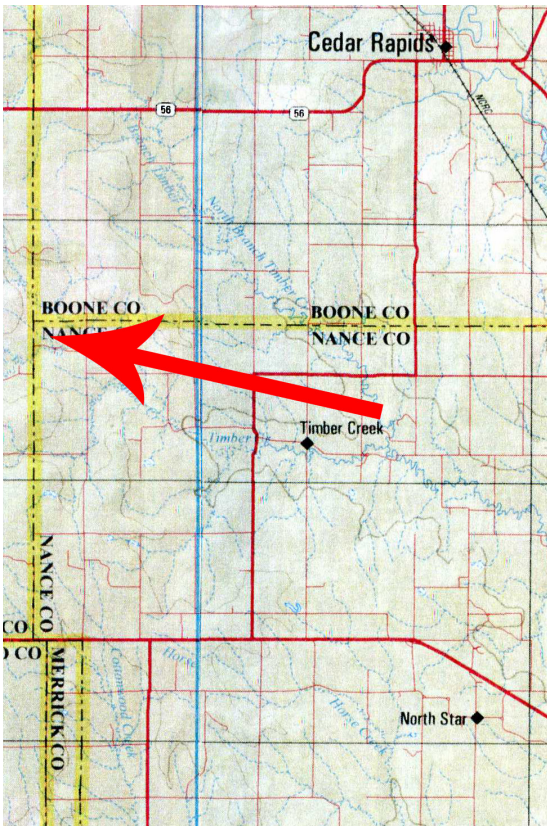
PRICED AT
$6,400/ACRE

160+/- ACRES NANCE COUNTY, NEBRASKA

SELLERS: O'Neal Family Farms LLC

- **LEGAL DESCRIPTION:** The NW ¼ of Section 6-17-8W Nance County, Nebraska containing 160+/- Acres
- **LAND LOCATION:** From the intersection of Hwy 56 & 110th Ave west of Cedar Rapids, NE go 4 miles south and ½ mile west. Farm will be on the north side of the road.
- **GENERAL DESCRIPTION:** This irrigated farm is located in Northwest Nance County and has good gravel road access. Included in the sale are an 8-tower T/L Pivot, Isuzu power unit with fuel tank and a grain bin.

  Call today to make this farm yours!
- **2017 TAXES:** $8,785.22



BigIron REALTY

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"YOUR FARM & RANCH SPECIALISTS"

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Information was obtained from sources deemed reliable, but broker makes no guarantees as to accuracy. All Prospective buyers urged to fully inspect property and rely on their own conclusions.

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EXTRA INFORMATION

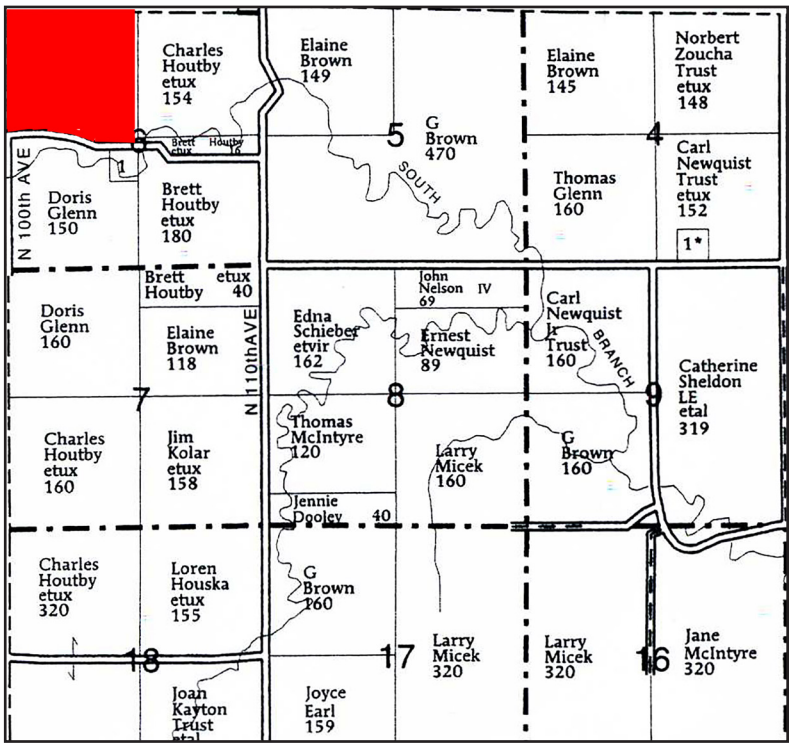
Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID)	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth
G-121945 WellID: 149931 LL-70326 View Details View Logs View Scans	I A	Nance Lower Loup 17N 8W 6 SENW 2464 N 1532W Map It 41° 28' 26.40" 98° 17' 8.80"	6/3/2003 6/12/2003 105492492624023	113 850 gpm 14 ft 67.5 ft PRO	8 in 120 ft 240 ft

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
153.19	151.18	151.18	0.00	0.00	0.00	0.00	0.00	Active	1
State Conservation	**Other Conservation**	**Effective DCP Cropland**	**Double Cropped**		**MPL**	**Acre Election**	**EWP**	**DCP Ag.Rel. Activity**	**Broken From Native Sod**
0.00	0.00	151.18	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	None

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP
Corn	30.72	0.00	0	104	87
Soybeans	30.98	0.00	0	33	87
TOTAL	**61.70**	**0.00**