



# Pivot Quarter FOR SALE 159.4 Acres +/- Kearney County



T & L Center Pivot

PRICE: \$8,100/acre

154.08 Irrigated Acres

Neal Carlson Farm      Address & Directions: E Road & 30<sup>th</sup> Road 5 miles South & 2 West of Minden, NE

Legal: SE ¼ of 10-5-15 Kearney County, Nebraska

Asking Price: \$1,291,140 on 159.4 acres

Description: 154.08 Certified Irrigated acres. 155 Tillable Acres. Possession for 2017 is Open. This is an excellent farm in excellent condition. Natural Gas V-8 Power. Includes 2<sup>nd</sup> Power Unit, pump, and pipe for corners. Corn rotation in 2016. Great Soils!!      Taxes for 2015: \$9,149.38



Farm FSA Info: 2016 Program: ARC  
Farm # 3738      154.08 Base Acres  
ID# G-041327      8" Well 800GPM  
Well Drilled: 1974  
Soils: Butler and Holdrege Silt Loams  
T & L Pivot and well serviced annually

Corn Planted: Pioneer Refuge 47,  
31,000 population on 36" rows.  
Dropped in-furrow is a 15-15-5  
blend of Nitrogen, Phosphorus, &  
Potassium. Beans Planted: NK 2.4  
planted @ 180K per acre.



**308-627-3700 or 800-241-3940**

View this property @ [www.mikemccann.com](http://www.mikemccann.com)

Information was obtained from sources deemed reliable, but Broker makes no guarantees as to accuracy. All prospective Buyers are urged to fully inspect property and rely on their own conclusions.

**MIKE  
McCANN**  
Nebraska Farm Broker

If you are thinking about selling or buying land or having an Auction, please talk to me before signing with any other company. Let's sit down over a cup of coffee. Talk is free and I'll buy the coffee!      Mike McCann-Broker