

LAND FOR SALE

Hall County, NE

75.98 +/- Acres

Location: 1 mile south of the Hwy 34 / South Locust St. intersection.

Legal Description: The South Half of the Southeast Quarter (S2 SE4) of Section 33-11N-9W, Hall County, Nebraska. Parcel ID: #0400208415

About the Land: 75.98 Ac more or less of productive Hall County Farmland. Gravity Irrigated. Electric irrigation motor and 8-inch pump. Property is on "Gateway Corridor", located at the intersection of South Locust Street and Schimmer Drive. Excellent development potential – on two paved roads.

Farm Service Agency: 76.3 base acres with a 190 PLC Yield

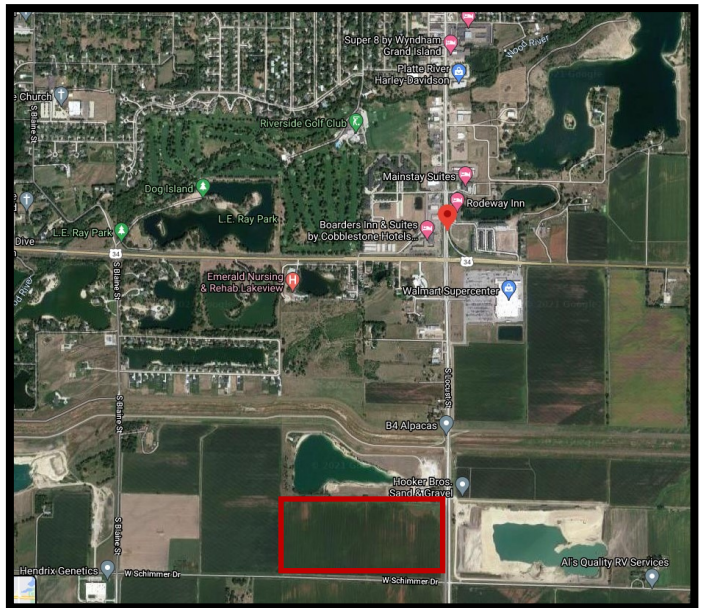
Well Data: (per registration) G-010360, August 2001, 84ft. Deep, 12ft. static level, 45ft. pumping level, 1200 gpm

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights of approx. 76 acres

2020 Taxes: \$3,784.20

Price and Terms: \$950,000

10% earnest money deposit upon signing the purchase agreement. The remainder due at closing. Full possession available for 2023 crop season beginning March 1st, 2023.



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HGI Realty, Inc. is agent for the seller

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.

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