

LAND FOR SALE

151 +/- Acres in Phelps Co.
Offered At \$1,300,000

Total Acres: 151 +/- Acres

Property Description: This pivot irrigated farm is nearly level with over 95% class I soils. Open for the 2020 crop year.

Great opportunity to add to your land holdings!

Located in the Tri-Basin NRD and has certified irrigation rights for 147.42 acres. There are 50 +/- acres of CNPPID water.

Minerals: all owned convey

2018 Taxes: \$7,393.20

Well Information: #G-022962, drilled in 2013, 340' well depth, pumping 900 gpm, 92' static water level, 109' pumping level, 80 HP Amarillo gear head.

Irrigation Pivot: 1999 Valley 8000, 7 tower.

Irrigation Power Unit: Buck's GM 8.1L, fuel tank, & well shed.

Legal Description: Part of the NW1/4 Section 31, T8N, R20W of the 6th P.M.



AgWest Land Brokers
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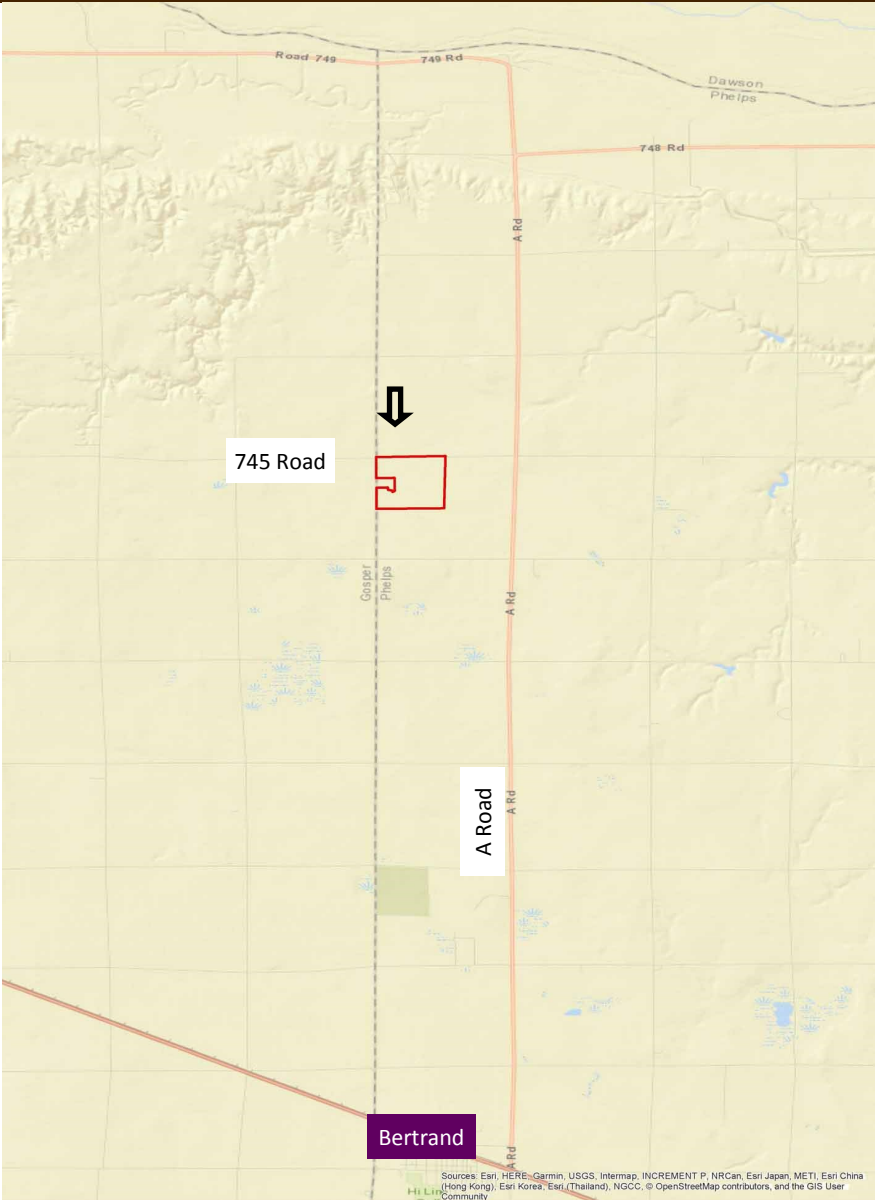
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CONTACT US FOR MORE INFORMATION



FSA Information:		
Cropland Acres	148.4	
Crop	Base Acres	PLC Yield
Corn	112.7	180
Soybeans	24.4	56
Total Base Acres	137.1	
Farm is enrolled in the ARC - County program		



Driving Directions: From Bertrand take the blacktop (A Road) north 7 miles, head west on 745 Road 1 mile. Farm is located on the southeast corner of 745 Road and Road 438.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community

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