

# FOR SALE

**142.9+/- Acres**

**Nance County**

**PRICED AT:**

**\$6,175/Acre**

## LEGAL DESCRIPTION

The NW 1/4 of Sec. 6-17-6W Nance County, NE containing 142.9+/- acres

## GENERAL DESCRIPTION

**Directions:** 1 mile east of Belgrade, NE on Hwy 52 to 225th road then 1/2 mile north to the corner of 225th road & 465th road, this puts you at the southeast corner of the farm

***Irrigated, Dryland & Pasture Ground!!***

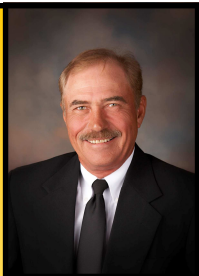
This farm contains 80.3 certified irrigated acres, 7.14 of Dryland and 55.46 of pasture/hunting ground. The crop acres lay level to very gently rolling, irrigated with a 1998 8-Tower Renke pivot, well is powered with a 75 hp electric mower. The pasture/hunting ground lays very hilly. The canyons have a heavy growth of cedar trees and timber, makes for an excellent hunting property.

Providing both tracts are purchased & closed at the same time, they can be split. This is an excellent opportunity for someone wanting a Hunting property w/income capabilities.

**2011 Taxes: \$3,188.40**

**FSA Payment:**

**Dennis Bauer &  
Linda Bauer,  
Owners**



**John Buhl**  
402-649-3750



**STOCK REALTY & AUCTION CO.**  
*Land Brokers & Auctioneers*

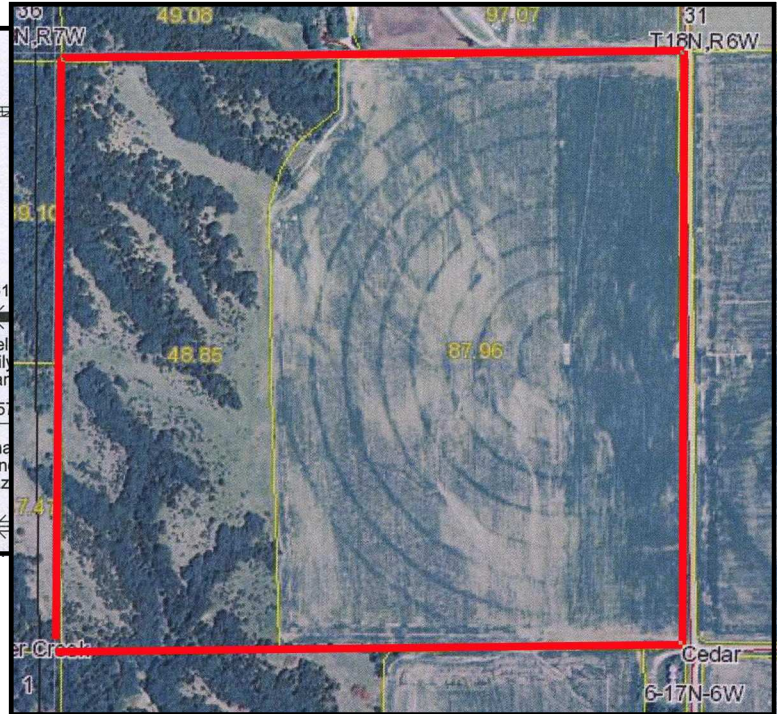
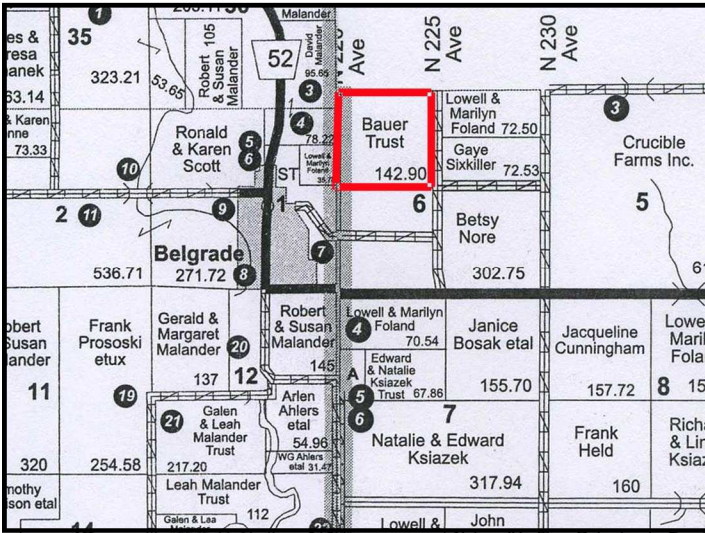
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**Don Kaiser**  
308-750-2785

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 conclusions.

# 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	Acres Irrig Gallons/Min Static Level Pumping Level Series	Pump Col Dia Pump Depth Well Depth
G-096929 WellID: 113358 <a href="#">Other Info Logs</a> <a href="#">View as PDF</a>	S A	Nance Lower Loup 17N 6W 6 NWNW 650 N 908 W <a href="#">Map It</a>	4/29/1998 7/8/1998	--- 10 gpm 160 ft 170 ft PRO	1 in 180 ft 210 ft
G-096608 WellID: 113213 <a href="#">Other Info Logs</a> <a href="#">View as PDF</a>	I A	Nance Lower Loup 17N 6W 6 NENW 1210 N 2529 W <a href="#">Map It</a>	5/14/1998 6/17/1998	81 500 gpm 140 ft 270 ft PRO	6 in 320 ft 335 ft