



FOR SALE 65.78+/- Acres Polk County, NE

If expanding your acreage base is part of your future plans, this is a property well worth your consideration! The farm is equipped with a corner-arm center pivot and shares a water source with the adjoining property to the east. This setup has supported consistent production and offers an efficient irrigation system for maximizing crop potential.

It is well located just off a major highway, which provides excellent access for equipment and grain hauling. The property is also in close proximity to multiple grain elevators and ethanol plants. With a history of strong yields and the infrastructure already in place, this farm is well positioned to complement an existing operation or serve as a strategic long-term investment.

Property Directions

Take Highway 66 east out of Polk roughly 3 miles to County Road G. Turn and go north 2 miles. The property is located to the southeast of this intersection



Offered at \$11,000/acre:
\$725,000



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Legal Description

West ½ of the NW ¼ (Less Tax Lot A) of Section 18,
Township 13 North, Range 3 West in Polk County, NE

Property Taxes (2025): \$3,000.28

Total Acres (per assessor): 65.78 +/-

- Irrigated Acres: 61.20 +/-
- Grassland Acres: 1.94 +/-
- Other Acres: 2.64 +/-

*No Leases on the Property

*All mineral rights owned by seller, if any, convey to buyer.

Irrigation Information

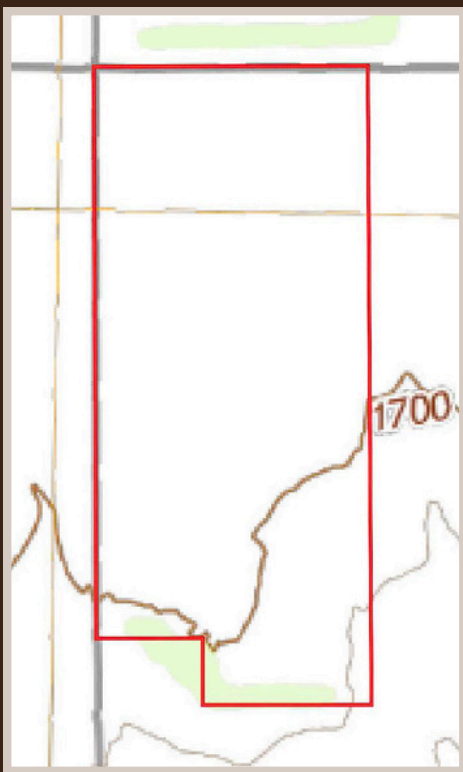
- Shared water with property to the east.
- Late 1980's Valley 7-tower center pivot with corner arm (4 years old). Set up for 800 GPM at 40 psi.
- Certified Irrigated Acres: 61.2
- Located in the Upper Big Blue NRD

FSA Information

Total Cropland Acres: 61.16

- Corn: 51.68 Base Acres - 161 PLC Yield
- Grain Sorghum: 0.21 Base Acres - 80 PLC Yield
- Soybeans: 9.24 Base Acres - 61 PLC Yield

Total Base Acres: 61.13



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3864	Hastings silt loam, 0 to 1 percent slopes	46.72	70.94	0	69	1
3866	Hastings silt loam, 1 to 3 percent slopes	17.36	26.36	0	68	2e
2817	Uly silt loam, 3 to 6 percent slopes	1.78	2.7	0	76	3e
TOTALS		65.86(7)	100%	-	68.93	1.32

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