

# FARMLAND FOR SALE

Phillips Spur Road, Phillips, NE, Hamilton County  
148+/- Acres PENDING SURVEY  
\$15,000/Acre

**Legal Description:** S ½ NE ¼ & N ½ SE ¼ Less Acreage & Building Site Containing 4+/- Acres in Sec. 34, T11N, R8W of the 6<sup>th</sup> PM Hamilton Co., NE 148 +/- Acres

LEGAL DESCRIPTION AND EXACT ACRES WILL BE BASED FROM PENDING SURVEY

**Location:** HWY 34, North on Phillips Spur Road, Phillips, NE

**Assessor & FSA Info:**

PLC YIELDS: CORN- 170 SOYBEANS-61  
146+/- Acres Farmland  
2021 Taxes: \$8,955.64

**Well Info:**

Pump Rate: GPM 1,000  
Well Depth: 195 Feet  
Well ID: 45225  
Well Registration: G-038057

**About the Land:** This farmland is located north of Highway 34 and east of the Phillips Spur. It is irrigated by a Valley 7 tower pivot with a natural gas power unit.

**Natural Resource District:** Upper Big Blue

**Price and Terms:** Land will be sold on taxable acres, this tract will have a building site, as well as 26 +/- acres excluded off of the current assessed acres. A survey will be completed upon an executed purchase agreement. 10% Down payment due upon a fully executed purchase agreement. Possession of the farm will be negotiated with the seller at their discretion as heirs of the estate.



For More Information Please Call:  
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