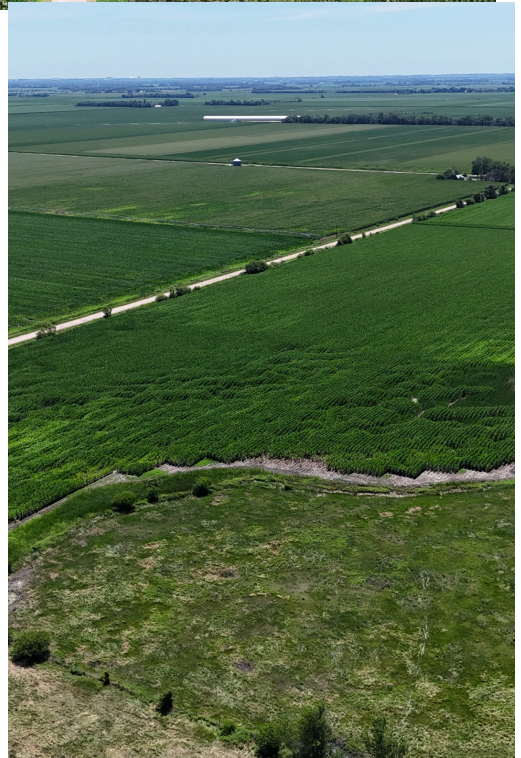


Cornwell Inc. Land & Home Brokers Auctioneers

FOR SALE
40.362+/- Acres | \$9,000/acre
LISTED | Hall County, NE



40.36+/- acres Hall County, NE Farmland

This property offers excellent income-generating potential or additional acreage to expand your farming operation—all in a prime location near Grand Island, Nebraska. This farmland is comprised of silver creek complex soil & Ortello fine sand loam. 30.66+/- acres, gravity irrigated farmland with electric well, irrigation pipe, and trailer to be included in the sale. An additional 7.90 acres lies north of the irrigated ground.

Full possession of the property will be available for the 2026 crop year.

Well Information:

Well ID: G-020728, 8 in. column
900 GPM;

Pump Level: 45 feet

Static Water Level: 15 feet

Status: Active

FSA Information:

Farmland: 79.67+/- acres

Cropland: 38.56+/- acres

Corn Base Acres: 23+/- acres

Soybean Base Acres: 6.6+/- acres

Total Base Acres: 29.60 acres

PLC Yields: 130 corn, 40 soybeans

2024 Taxes: \$3,150.54 (with acreage)

Location: From Grand Island, NE, north on Hwy 281 to County Road 47. Then, east 1 ½ miles, property is on the north side of the county road. From the Intersection of Chapman Rd and Sky Park Rd. (2 ½ miles North of Central Nebraska Regional Airport (GRI)), 1 mile north on Sky Park Rd., turn West on County Road 47 for ½ mile, property will start ¼ mile and driveway will be at the half mile line, on the north side of the county road.

Legal Description: This tract of land comprises the East Half of the East Half of the Southeast Quarter (E 1/2 E 1/2 SE 1/4) of Section One (1), Township Twelve (12) North, Range Nine (9) West of 6th. P.M., Hall County, Nebraska, containing 40.362 acres more or less.

Price & Terms: Land will be sold at listed price. 10% down will be due. Possession of the farm will be on or before January 15, 2026. Full possession of the property will be available for the 2026 crop year.

All information gathered from Hamilton County Assessor & Farm Service Agency are not guaranteed by the broker. All images are for illustrative purposes only and not guaranteed.

Clint Mickey, Broker, 402-694-8470
Curt Mickey, Associate Broker, 308-379-6149
Tom Cornwell, Agent, 402-694-9104

More info available on
www.cornwellauction.com