

233.07 Acres of Kennebec/Nodaway Soil

Gage County, NE \$1,499,000



PRICE REDUCTION! \$1,499,000.00 Look at these soils! With the irrigation that is in place, makes the farm a top producer year after year! Boasting the Best Soils & Irrigation Pivots! 175 acres tillable! It's not often that we get the opportunity to offer a farms of this quality! 233.07 total Acres with 175 Acres tillable! This is Prime bottom ground with over 90% Kennebec & Nodaway soils (the best) that is irrigated with the Pivots are in place! It doesn't get any better than this! The farm retains 1952 water rights with 2 wells that insures you have plenty of water to produce top yields year after year. Great income potential plus the river access and some wooded areas along the river for hunting/recreation make this the perfect property.

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