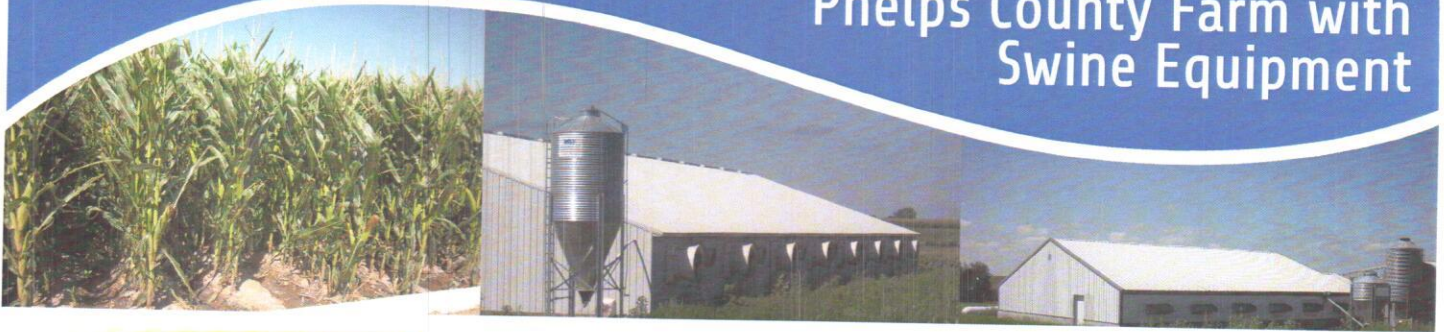


Phelps County Farm with Swine Equipment



80 Acres (+/-)

PRIME LOCATION

Phelps County irrigated farm and Swine operation

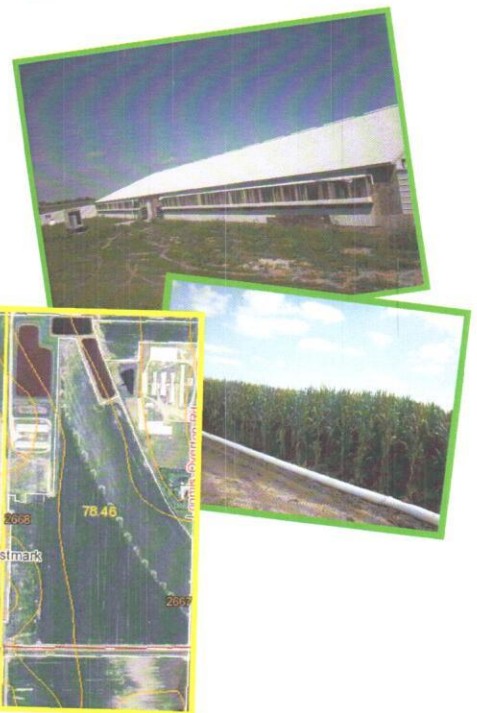
- Located on blacktop road approximately 5 miles North of Loomis, Nebraska.
- 2,500 head farrowing operation with primary new building less than 8 years old, replacement cost of improvements well in excess of a million dollars.
- A modular home is included adjoining the site.
- Very few swine operations in the region, creates an isolated environment for herd development!
- Established animal feeding site for over 30 years with DEQ permits and zoning in place!

LEGAL: The East half of the Northeast Quarter Section 19 Township 7 Range 19 Phelps County Nebraska

TAXES: \$16,700

IRRIGATION: The farm is served by the Central Nebraska Public Power and Irrigation District. There are two submersible wells that serve the swine operation. Underground pipe connects waste systems and irrigation for excellent waste management.

**FOR MORE INFORMATION PLEASE CONTACT:
AG NAVIGATOR REAL ESTATE**



PRICE: \$750,000



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