

NEBRASKA REAL ESTATE FOR SALE

East Garden County Pivots

LOCATION: Located 14 miles northeast of Lewellen, NE on CR 60 and access easement.

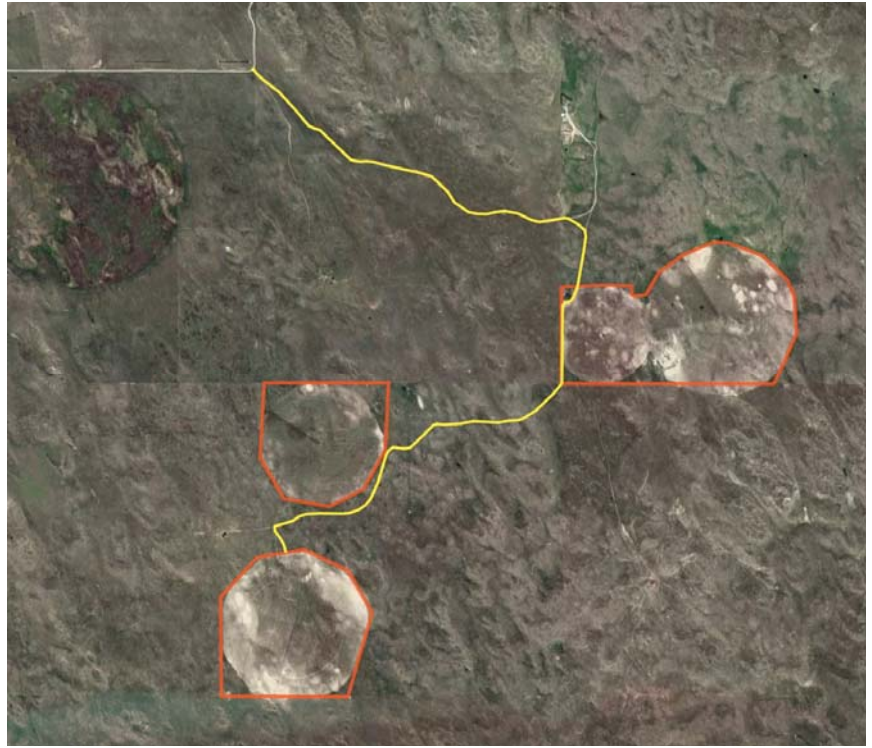
LEGAL DESCRIPTION: T17N – R41W of the 6th P.M., Garden County, Nebraska,

Section 25: Surveyed tract in S1/2 together with access easement

Section 34: Surveyed tract in E1/2SE1/4

Section 35: Surveyed tract in W1/2 together with access easement

ACRES: Garden County Assessor indicates there are approximately 370 taxed acres.



TAXES: 2016 taxes payable in 2017 are estimated to be \$7,282

LAND USE: 341 certified irrigated acres of cropland consisting of 100% Class VI Valentine Sand. The farm is irrigated by 4 Lockwood center pivots with electric wells.

SUMMARY: Located in the North Platte NRD this farm includes 4 electric powered Lockwood pivots. 2 of the wells include Johnston turbine irrigation pumps and 2 wells include electric submersible irrigation pumps. The cropland consists of 100% sand and does have some limited roll to the terrain. This farm has seen limited use in the last 2 years. The cropping has consisted of rye and millet for hay. According to the Seller the 4 fields have little difference in production. Access to the cropland is granted through an access easement and the owner of the pasture does retain an access through the west side of the pivots for access to the west pastures. There are electric submersible wells in the neighbors pastures that serve stock tanks for grazing. An arrangement for stock water may be negotiated.

Rental rates on this farm would be around \$125-\$135 cash rent per acre. This farm could return 5% ROI.

PRICE: \$849,000 or \$2,489/irrigated acre

CONTACT: Duane McClain, Listing Broker—Cell: 308.530.0221 - Duane@nebraskalandbrokers.com



Nebraska Land Brokers, LLC

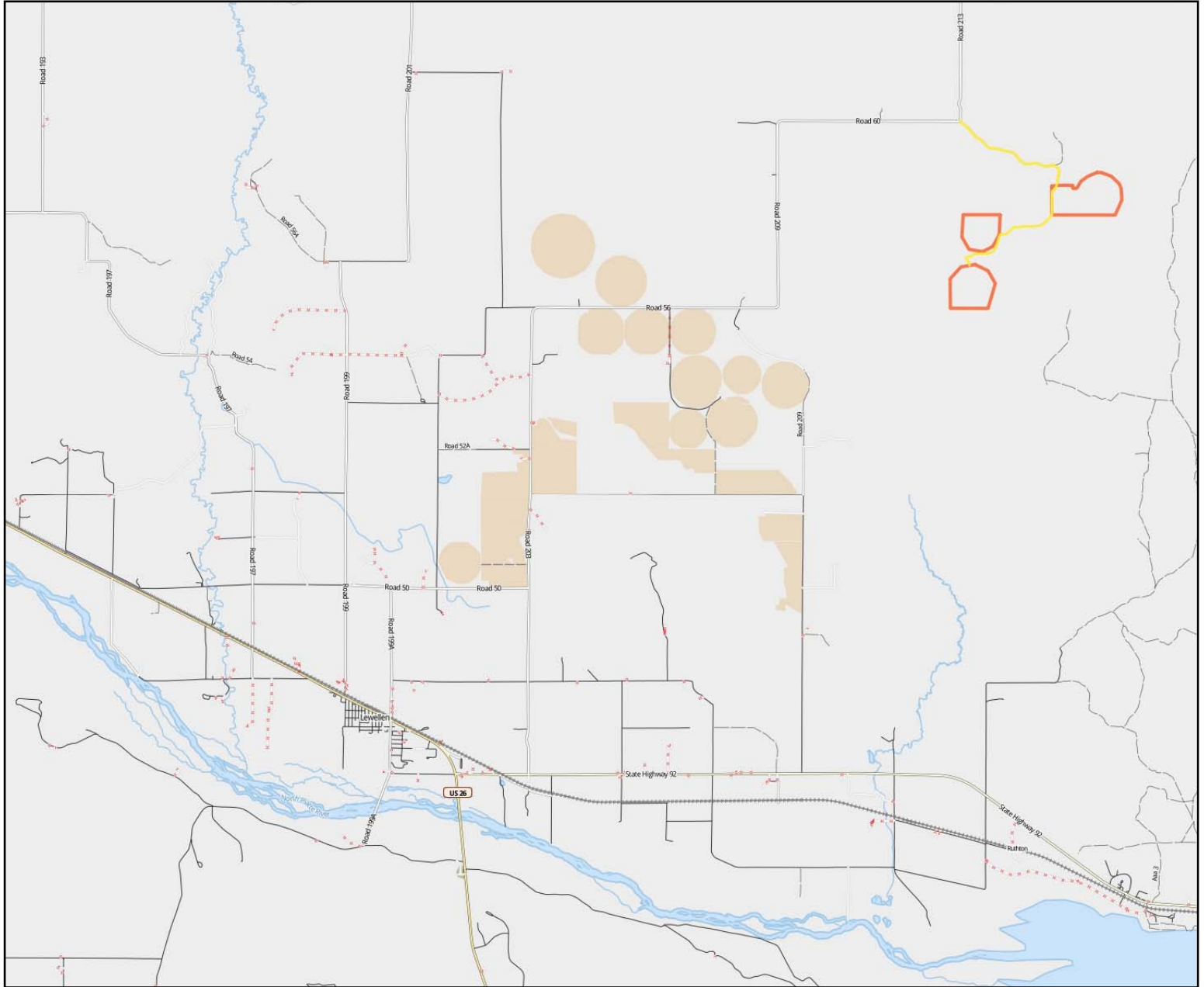
North Platte, NE

Phone 308.532.LAND

www.NebraskaLandBrokers.com

All information herein is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information. All maps presented by Broker are provided for information only and are not intended to be survey accurate.

East Garden County Pivots



Nebraska Land Brokers, LLC

North Platte, NE

Phone 3 0 8 . 5 3 2 . L A N D

www.NebraskaLandBrokers.com

All information herein is from sources deemed reliable, however the accuracy is not guaranteed. Perspective Buyers should verify all information.

All maps presented by Broker are provided for information only and are not intended to be survey accurate.