

# LAND FOR SALE

## South Loup River Hunting & Pivot



### Location:

The property is located 9.5 southeast of Callaway or 7 miles north of Oconto, Nebraska, on the South Loup River.

### Legal Description:

SE1/4 north of the river Section 30, Pt. NE1/4 north of the river Section 31-T15N-R21W of the 6th P.M., Custer County, Nebraska.

### Acres:

146.13 tax assessed acres

### Taxes:

2015 taxes payable in 2016 - \$4,850.98

### Land Use:

The property is comprised of 40 acres river bottom rangeland/hunting land, 91 acres of water right with pivot irrigation utilized, with 4 acres of dryland cropland.

### Water:

DNR reports 91.15 acres of surface water rights on the South Loup River at 1.3 CFS, or 583 GPM.

### Improvements & Equipment:

7 tower Valley pivot with electric motor and lift pump. Includes a small storage building.



### Price:

~~\$668,000~~ **Price Reduced \$595,000**

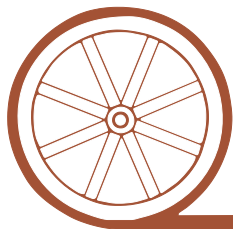
### Comments:

This is a unique river bottom hunting property that includes crop production income. Excellent deer and turkey hunting on the South Loup River. Part of the west boundary includes both sides of the river. The south boundary is the river. The crop production offers and excellent food source for wildlife.

### Contact:

**Bruce Dodson, Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**  
Tony Eggleston, Mike Polk, Jerry Weaver, Chase Dodson

*Offered Exclusively By:*



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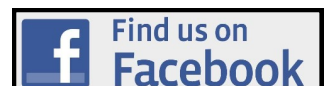
North Platte, NE 69103

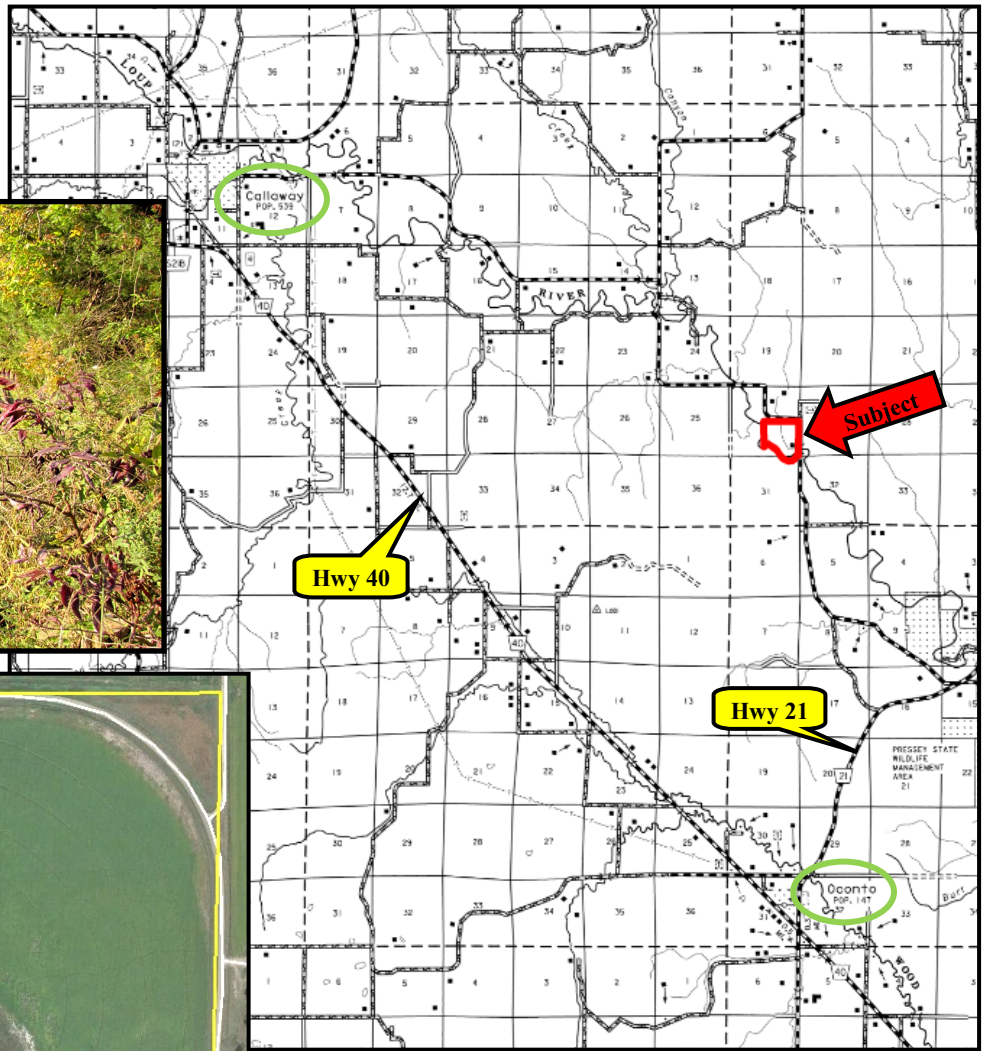
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**(308) 534-9240**

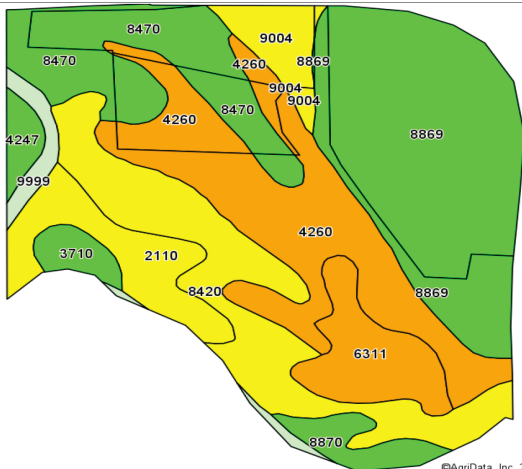
Fax (308) 534-9244

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expense. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.





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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class	Irr Class
8869	Hord silt loam, 0 to 1 percent slopes	35.76	27.0%		> 6.5ft.	IIc	I
4260	Gannett and Loup loams, occasionally flooded	26.90	20.3%		0.7ft.	Vw	
8420	Boel loamy fine sand, occasionally flooded	20.88	15.8%		2.2ft.	IVw	IVw
8470	Gibbon silt loam, occasionally flooded	16.46	12.4%		2.2ft.	IIw	IIw
2110	Inavale loamy fine sand, occasionally flooded	9.09	6.9%		> 6.5ft.	IVe	IIIe
6311	Barney fine sandy loam, frequently flooded	8.40	6.3%		0.5ft.	Vw	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	4.51	3.4%		> 6.5ft.	IIIe	IIIe
8870	Hord silt loam, 1 to 3 percent slopes	3.46	2.6%		> 6.5ft.	Ile	Ile
9999	Water	2.64	2.0%		> 6.5ft.		
3710	Cass fine sandy loam, rarely flooded	2.35	1.8%		> 6.5ft.	Ile	Ile
4247	Ord very fine sandy loam, occasionally flooded	1.90	1.4%		2.2ft.	IIw	IIw