

2,077± Ac. Dundy Co., Nebraska Balanced Ranch & Farm!



71601 Ave. 324, Parks, NE 69041

**This Outstanding Farm/
Ranch is located in Central
Dundy County, Nebraska
12 mi. North of Parks.**

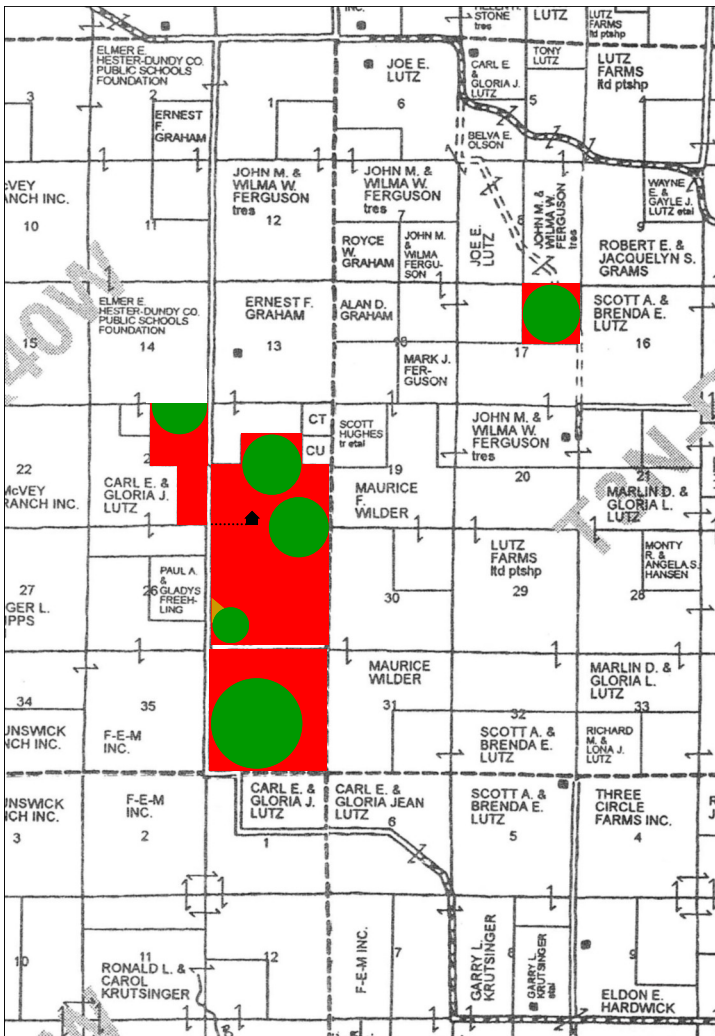
Listed Price: \$3,675,000

Approx. 2015 Taxes: \$16,184.98

Approx. Irr. Occupation Tax: \$5,110.70

2,077± TOTAL ACRES

- ▶ **511± Deeded Center-pivot Irrigated Acres**
- ▶ **905± Deeded Grass Acres**
 - ✓ **2 Domestic/Stock Wells**
- ▶ **13± Deeded Dryland Acres**
- ▶ **638± State Edu. Land Lease Acres**
 - ✓ **New 8 Year Lease - Exp. 12/31/2023**
 - ✓ **353± Center-pivot Irrigated Acres**
 - ✓ **285± Grass Acres**
 - ✓ **Stock Well - piped water to grass & irr.**
- ▶ **10± Deeded Ac. House & Improvements**
 - ✓ **1,260 SF 1989 Ranch Style Home**
 - **Full Bsmt., 2-Car Att. Garage**
 - ✓ **52'x72' Quonset, 44'x40' Barn, & More**



Rodney W. Shay, Listing Broker - 785-332-5656



SHAY REALTY, INC.

**612 Scott Street, P.O. Box 576
St. Francis, KS 67756**

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Rodney@ShayRealty.com**

This information, while not guaranteed, is from sources believed to be reliable.

2,077± Ac. Dundy Co., Nebraska

FSA INFORMATION

525.07 DCP Cropland Acres

- Wheat
 - 106.5 Ac., 49 bu. PLC Yld.
- Corn
 - 430.5 Ac., 147 bu. PLC Yld.
- Soybeans
 - 27.8 Ac., 49 bu. PLC Yld.

IRRIGATION INFORMATION

PIVOT C-1

- 130.16 Acres
- 1987 Valley Sprinkler
 - 8 Tower
 - Nozzled at 900 GPM
- Well - G-43831
- 75 hp Elec. Motor
- 38.55 in./acre for last 2 yrs of water allocation.

PIVOT C-2

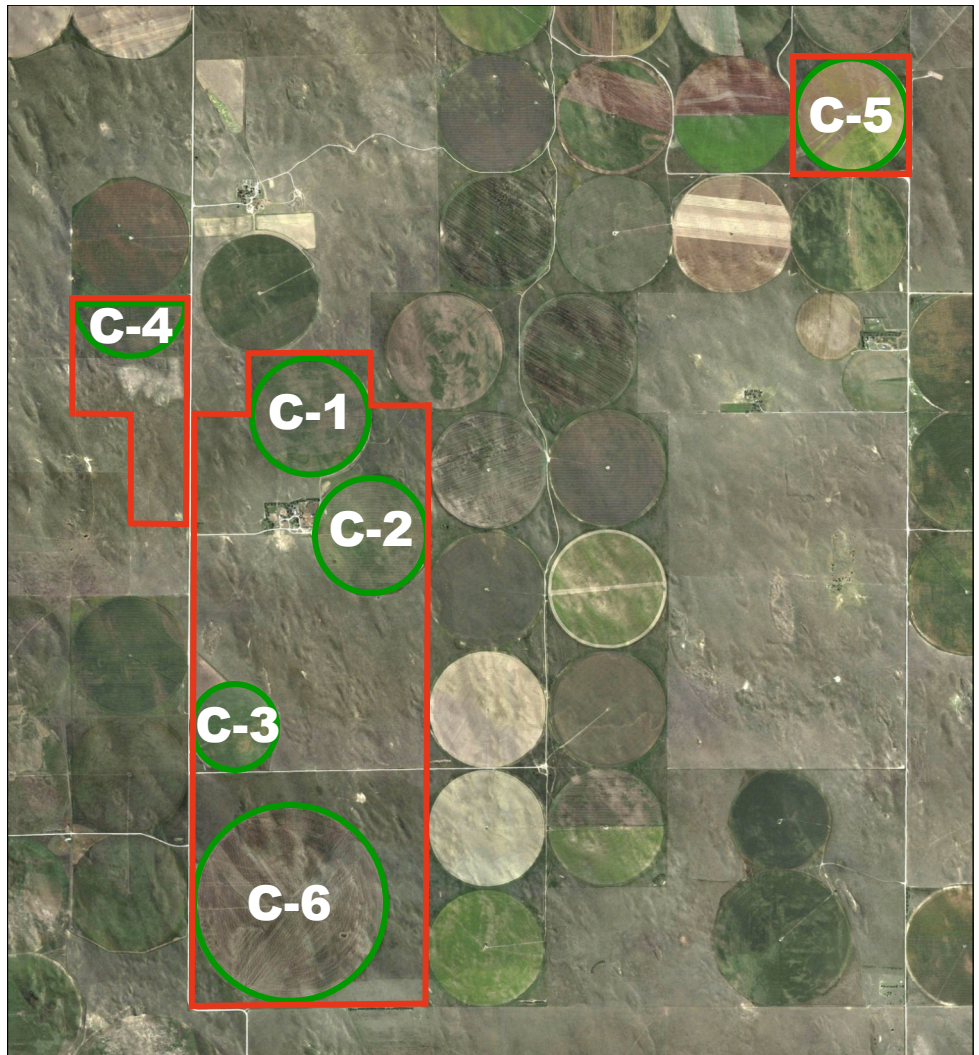
- 122.01 Acres
- 1978 Zimmatic Sprinkler
 - 10 Tower
 - Nozzled at 900 GPM
- Well - G-056573
- 75 hp Elec. Motor
- 38.55 in./acre for last 2 yrs of water allocation.

PIVOT C-3

- 67.27 Acres
- 1977 Zimmatic Sprinkler
 - 7 Tower
 - Nozzled at 500 GPM
- Well - G-036912
- 50 hp Elec. Motor
- 38.55 in./acre for last 2 yrs of water allocation.

PIVOT C-4

- 63.09 Acres
- 1972 Valley Sprinkler
 - 10 Tower
 - Nozzled at 800 GPM
- Well - G-056572
- 75 hp Elec. Motor
- 38.55 in./acre for last 2 yrs of water allocation.



PIVOT C-5

- 128.54 Acres
- 1981 Zimmatic Sprinkler
 - 7 Tower
 - Nozzled at 950 GPM
- Well - G-067605
- 100 hp Elec. Motor
- 38.55 in./acre for last 2 yrs of water allocation.

STATE SECTION

PIVOT C-6

- 352.92 Acres
- 1996 Zimmatic Sprinkler
 - 14 Tower
 - Nozzled at 1700 GPM
- Well - G-061787
- 3306 Diesel Motor
- 41.68 in./acre for last 2 yrs of water allocation.

FSA INFORMATION

352.92 DCP Cropland Acres

- Corn
 - 347.3 Ac., 153 bu. PLC Yld.
- Soybeans
 - 3.1 Ac., 46 bu. PLC Yld.

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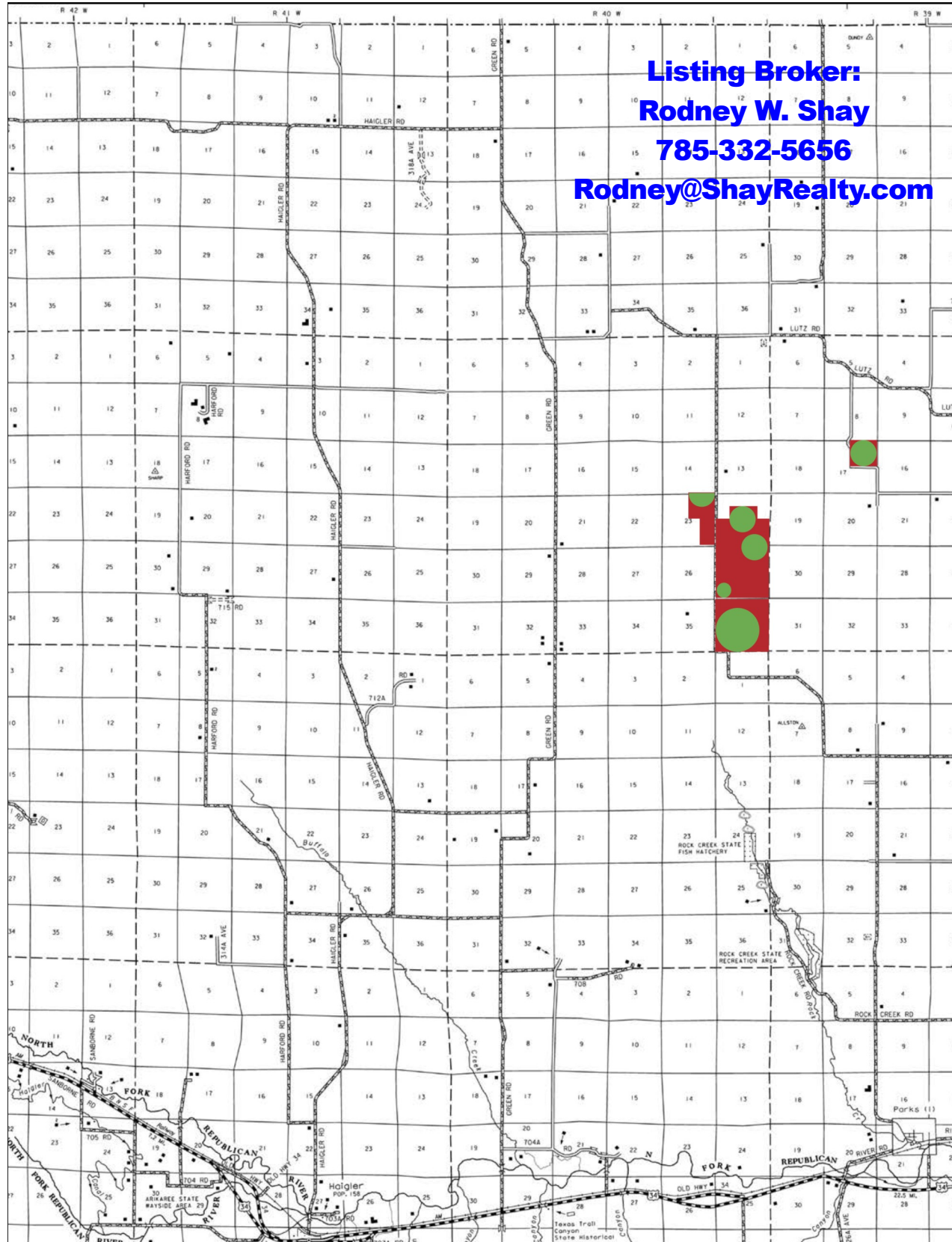
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**1989 Built, 1,260 SF Ranch Style Home
w/ Full Finished Basement**



Back Yard of Ranch Style Home



50'x72' Quonset w/ Concrete Floor



44'x40' Barn & Corrals



Balanced Ranch/Farm - Grass and Irrigation



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Outstanding Sand-hill Irrigation



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