

**JamesLandCo.com**

*Online Real Estate Auctions*

# *The Pelton Farm Whitney, Nebraska*



*Presented By:*

**CURT JAMES**

*Office: (307)326-3104 Cell: (307)399-8644*

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# *The Pelton Farm Whitney, Nebraska*



**Price:** \$775,000.00

**Features:** 263 Acres Irrigated, 2003 Valley 8000 7 Tower Center Pivot, Cheap State Lease Available

**Location:** Northwest of Whitney, Nebraska

**Acreage:** 760 Deeded Acres +/-

**Improvements:** Trailer Home and Outbuildings

**Taxes:** \$3,084.64 (2008)

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# *The Pelton Farm Whitney, Nebraska*

## Broker Comments

*The Pelton Farm consists of 760 deeded acres of which 263 acres are irrigated and the balance of 497 acres is pasture. The irrigated ground is unmistakably the best irrigated ground on the Whitney Irrigation District. To compliment the irrigated ground*

*is 497 acres of very good pasture. The property has a 2003 Valley 8000 7 tower center pivot – with low pressure system, poly drops, stainless steel filter system, Chemigation ready, dry wheel package (water around the towers – virtually no wheel tracks) and an electric surface pump (25hp) which is very economical. The owner states that the irrigated ground has produced 4 ton to 7 ton of alfalfa per acre with 80 lbs phos per acre, depending on amount of water applied. This is very, very good irrigated ground. Irrigation \$3,156.00 per year (\$12/AC) very cheap!*

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# *The Pelton Farm Whitney, Nebraska*



*Also available with the Pelton Farm is a state lease consisting of 535.09 Acres (380 Acres Irrigated, 155.09 Acres Pasture). The leased property has a 2004 Valley 8000 7 tower center pivot with low pressure system, poly drops, pressure regulations, stainless steel filter system, chemigation ready, dry wheel package (water around towers – virtually no wheel tracks) and*

*an electric surface pump (hp), very economical. The owner states the property will produce 3 ton to 5 ton of alfalfa per acre with 80 lbs phos. per acre depending on amount of water applied.*

*The owner is willing to transfer lease to a buyer for \$64,000 (\$50,000 for the pivot & \$14,000 for alfalfa crop consisting of 140 acres at \$100.00/Acre). Lease is assumable.*

*Lease Payment Calculations:*

*Lease \$8,221.54 + \$4,560.00 Irrigation - \$1,473 F.S.A. = Annual Payment for Lease*

*Annual Payment Divided by 535.09 Acres = \$21.00 / Ac Lease.*

*Very Cheap Irrigated Lease!!!*



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State: Nebraska  
County: Dawes, North Sioux  
County Office: Dawes County Farm Service  
Agency

U.S. Department of Agriculture  
Farm Service Agency  
2009 CCC-509B Worksheet

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
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Farm Number: 2622

Wheat	17.6	14.7	39	39	0.52	RON PELTON	OO	100%	\$298
Oats	20.3	16.9	36	36	0.024	RON PELTON	OO	100%	\$15
Corn	9.8	8.2	43	43	0.28	RON PELTON	OO	100%	\$99

760 Ac.

Total: \$412

Disclaimer:

The direct payment amounts reflected on this statement are based on 2009 payment rates.

The amounts may vary due to changes in payment acres, payment yields, producer eligibility, or producer shares.

The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

**Note:** Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.



State: Nebraska  
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Agency

U.S. Department of Agriculture  
Farm Service Agency  
2009 CCC-509B Worksheet

Crop	Base Acres	Payment Acres	Direct Yield	CC Yield	Payment Rate	Producer Name	Type	Share %	Direct Annual Payment
Farm Number: 1828									
Wheat	62.5	52.1	39	39	0.52	RON PELTON	OP	100%	\$1,057
Corn	18.0	15.0	99	99	0.28	RON PELTON	OP	100%	\$416
School								Total:	\$1,473

Disclaimer:

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The distribution of the form does not in any way obligate CCC to disburse the payment amounts reflected.

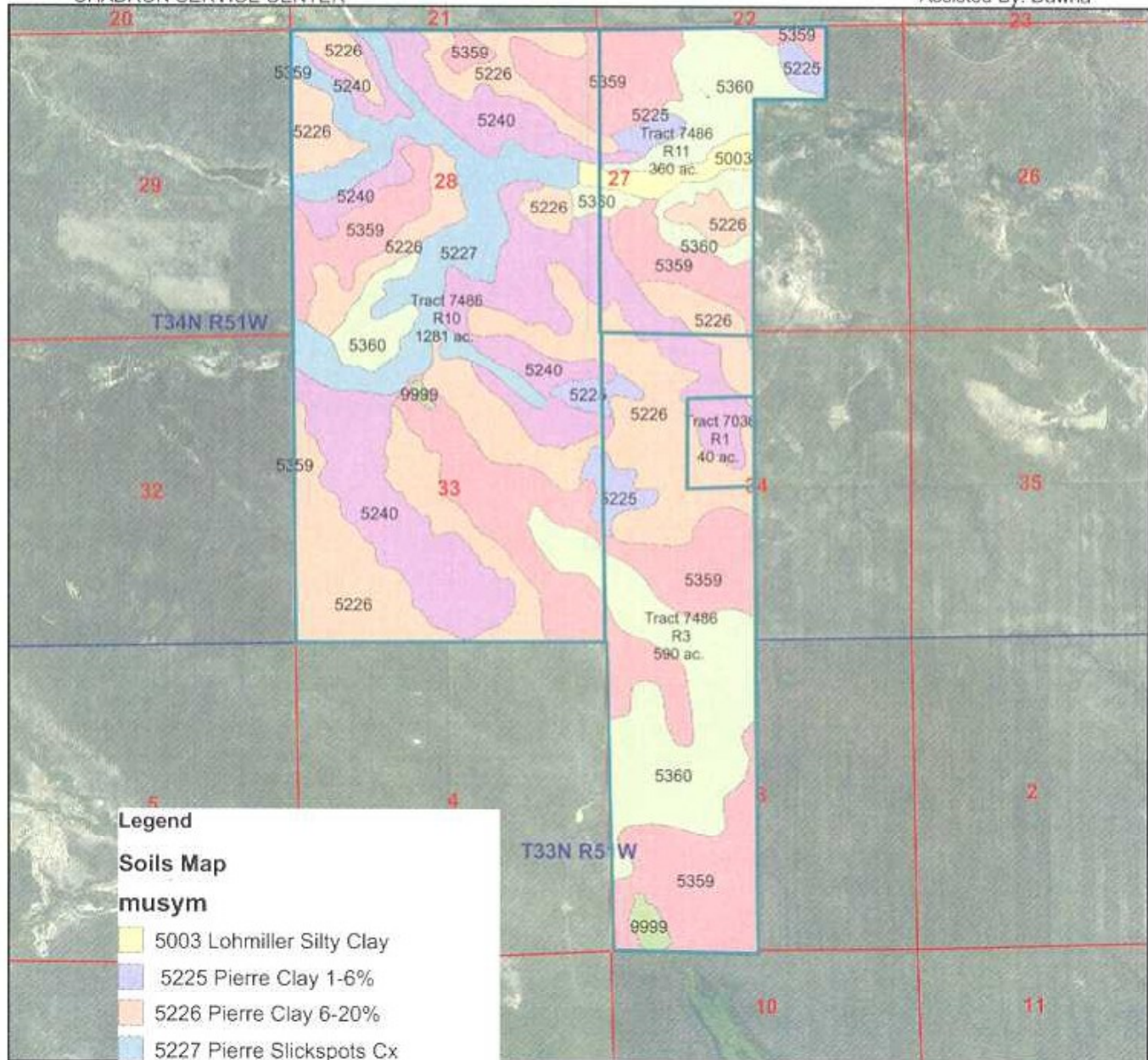
**Note:** Payment amounts will be calculated by multiplying payment acres, payment yields, share, permitted/AGI share, cropland factor and the payment rate. The payment amounts reflected on this statement do not take into account the permitted/AGI share or cropland factors. Background information can be obtained from any FSA county office.

# Ron Pelton's Soils Map - Fm 2622

Natural Resources Conservation Service

CHADRON SERVICE CENTER

Assisted By: Dawna



0 1,900 3,800 5,700 7,600 Feet



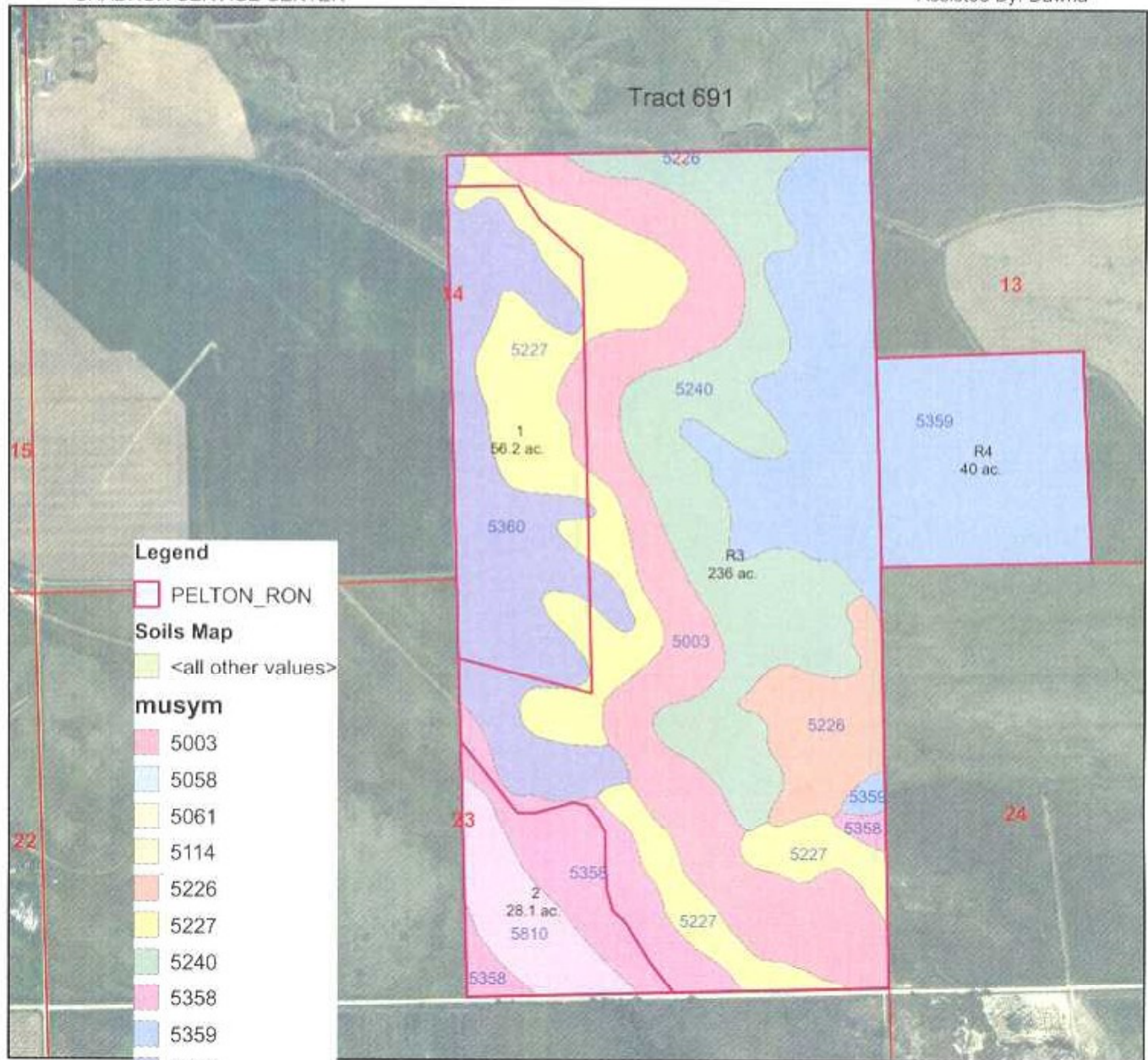


# Ron Pelton's Soils Map - Fm 2622

Natural Resources Conservation Service

CHADRON SERVICE CENTER

Assisted By: Dawna



600 0 600 1,200 1,800 2,400 Feet



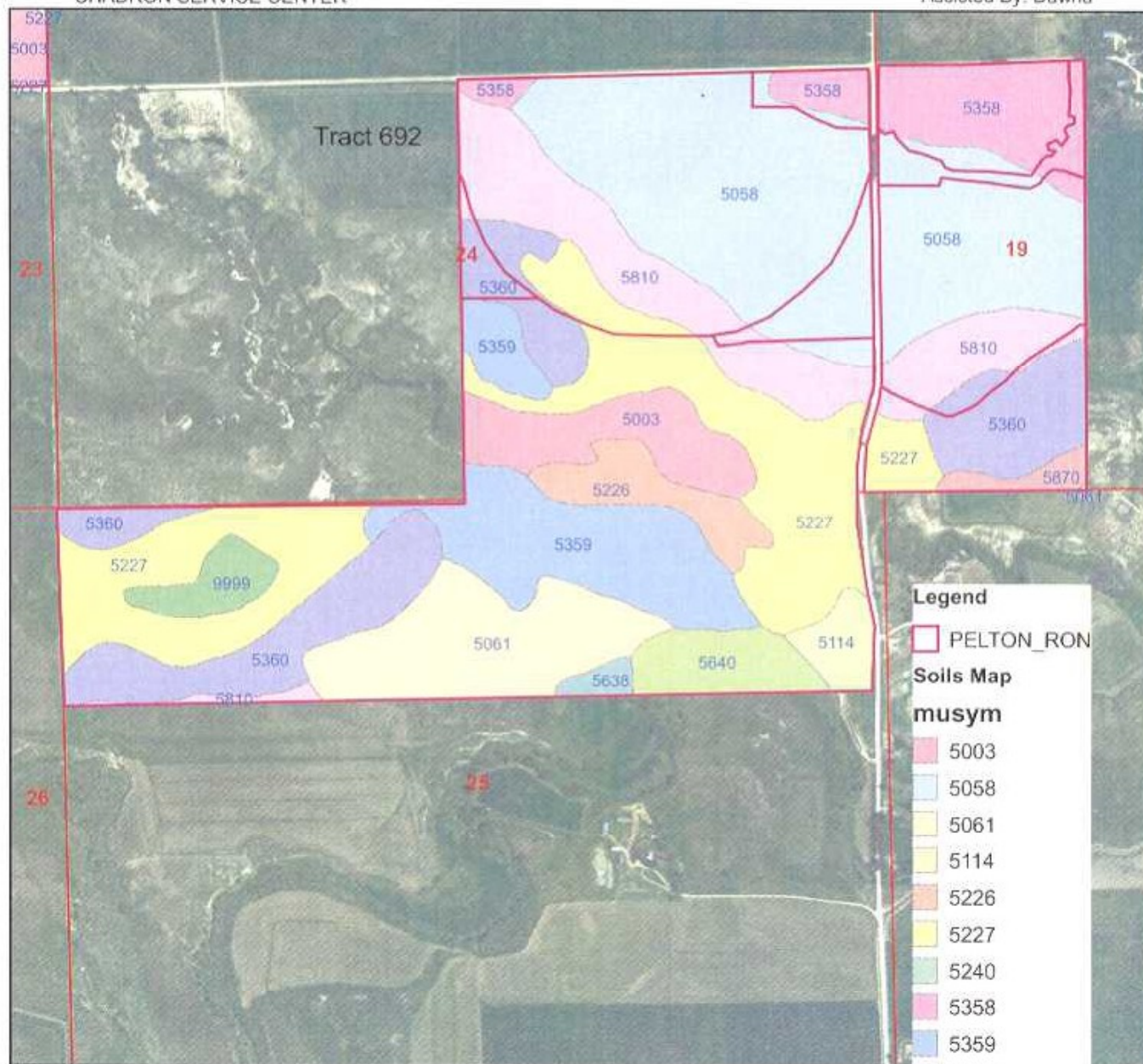


# Ron Pelton's Soils Map - Fm 2622

Natural Resources Conservation Service

CHADRON SERVICE CENTER

Assisted By: Dawna



## Legend

PELTON\_RON

Soils Map

musym

5003

5058

5061

5114

5226

5227

5240

5358

5359

5360

5638

5640

5810

5870

9999

Section Lines

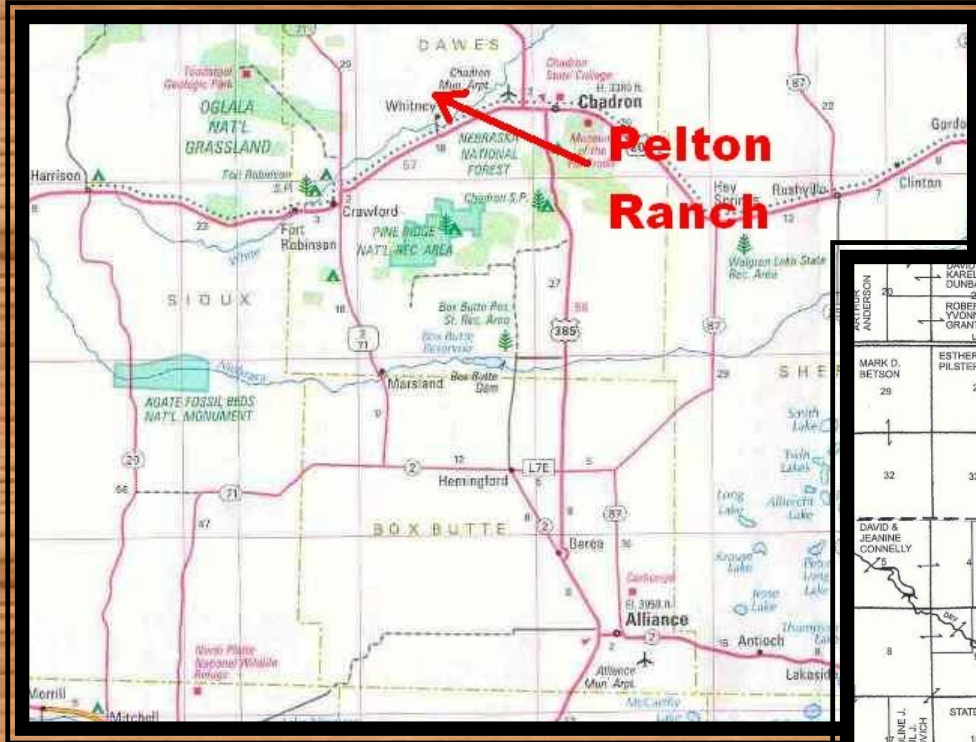


660 0 660 1,320 1,980 2,640 Feet

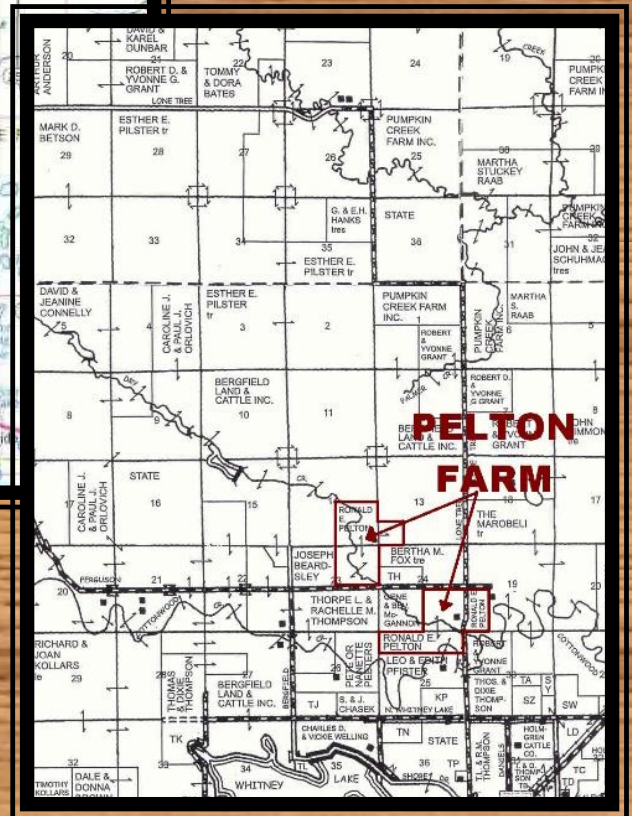




# The Pelton Farm Whitney, Nebraska



**Directions:** Heading Northwest out of Whitney go 1.75 miles on Lone Tree Rd. to property.

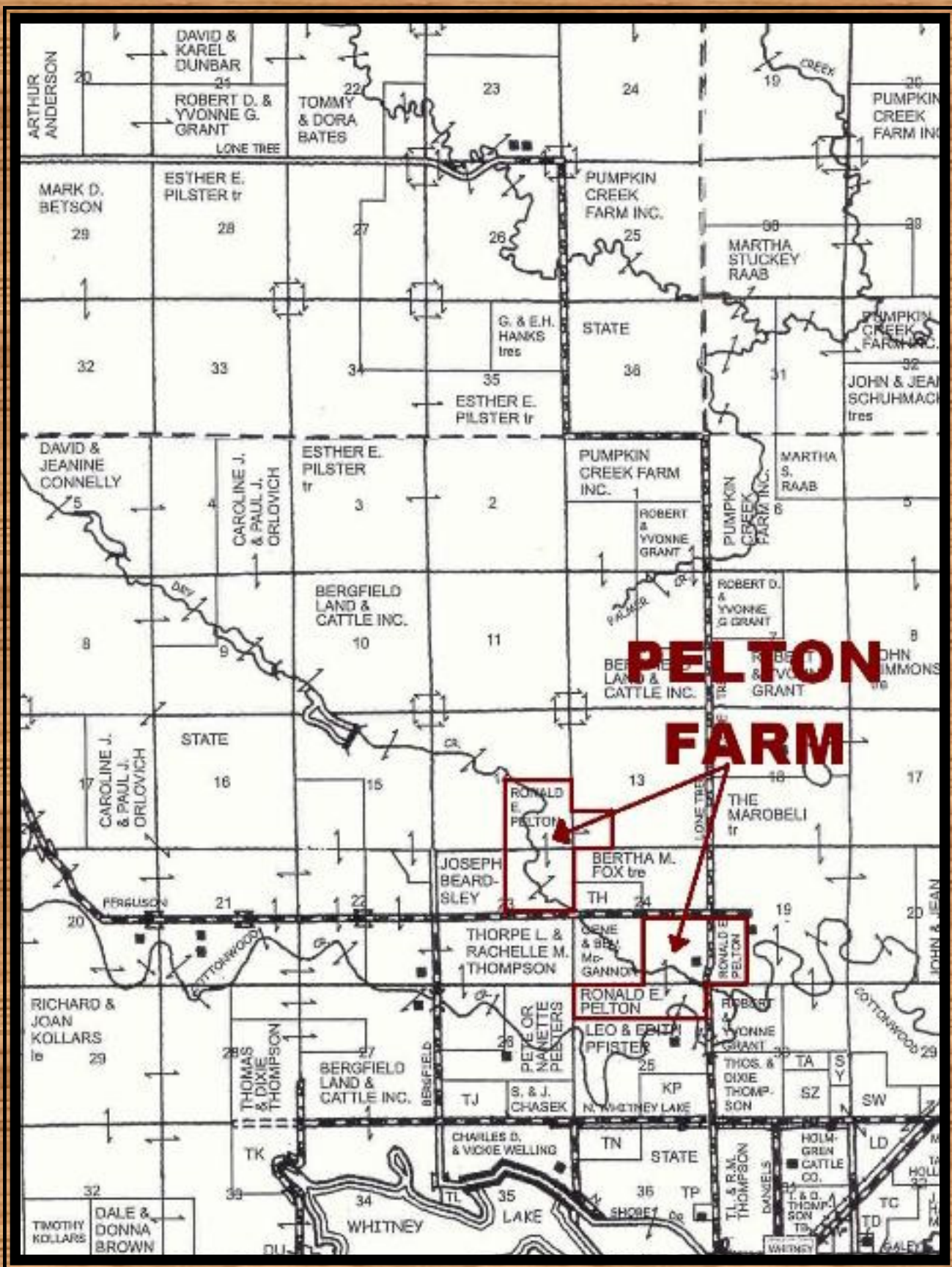


**Note:** The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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***\*Licensed in Wyoming & Nebraska***

**Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.**

**Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.**

***\*\*Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.***