

LAND FOR SALE

Paschetta Pivots

~Lincoln County, NE~



Location:

1 mile north of NE #23 on Nelson Road, just off the west side of US #83, approximately 19 miles south of North Platte or 7 miles north of Wellfleet, Nebraska.

Legal

Description:

Two surveyed tracts in S1/2 Section 7 and S1/2 Section 8-T10N-R30W of the 6th P.M., Lincoln County, NE.

Acres & Taxes:

366.7 tax assessed acres; 2016 tax payable in 2017 - \$17,568; Occupation Tax - \$3,367

Land Use:

336.7 acres pivot irrigated by two wells/pivots, 30 acres range corners.

FSA Info:

359.0 acres cropland; Bases: Corn 293.3 acres at 126 Bu; Soybeans 42.6 acres at 45 Bu.

Water:

Two irrigation wells: G-033108 (west), G-029832 (east)
Respective pumping levels 204 and 220 foot at 1100 and 1500 gpm. Middle Republican NRD certified acres: 170.4 (west), 165.5 (east). 43.36" remaining for 2017.

Soils:

Primarily Valentine sand, 20% Dundy-Hersh soils.

Improvements & Equipment:

West: 10 tower Zimmatic, impact sprinklers with 150 HP High Thrust electric motor;
East: 9 tower Zimmatic (new in 2012), drops with 150 HP US Electric motor.

Price:

\$1,390,000 or \$4,128/Irrigated Acre

Comments:

Great access to two center pivots with excellent water factors.
Very good terrain and productivity on 335.9 Certified Irrigated Acres.

Contact:

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Bruce Dodson, Brian Reynolds, Chase Dodson,
Don Walker, Tony Eggleston

Agri Affiliates—Providing Farm, Ranch Real Estate Services

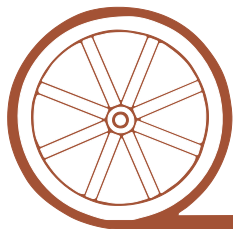
Offered Exclusively By:



Mike Polk,
Co-Listing Agent



John Childears,
Co-Listing Agent



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NORTH PLATTE OFFICE

P.O. Box 1166

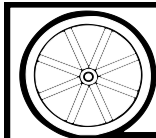
I-80 & US Hwy 83

North Platte, NE 69103

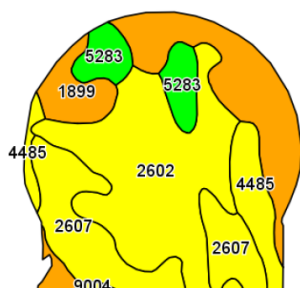
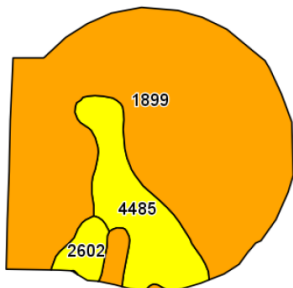
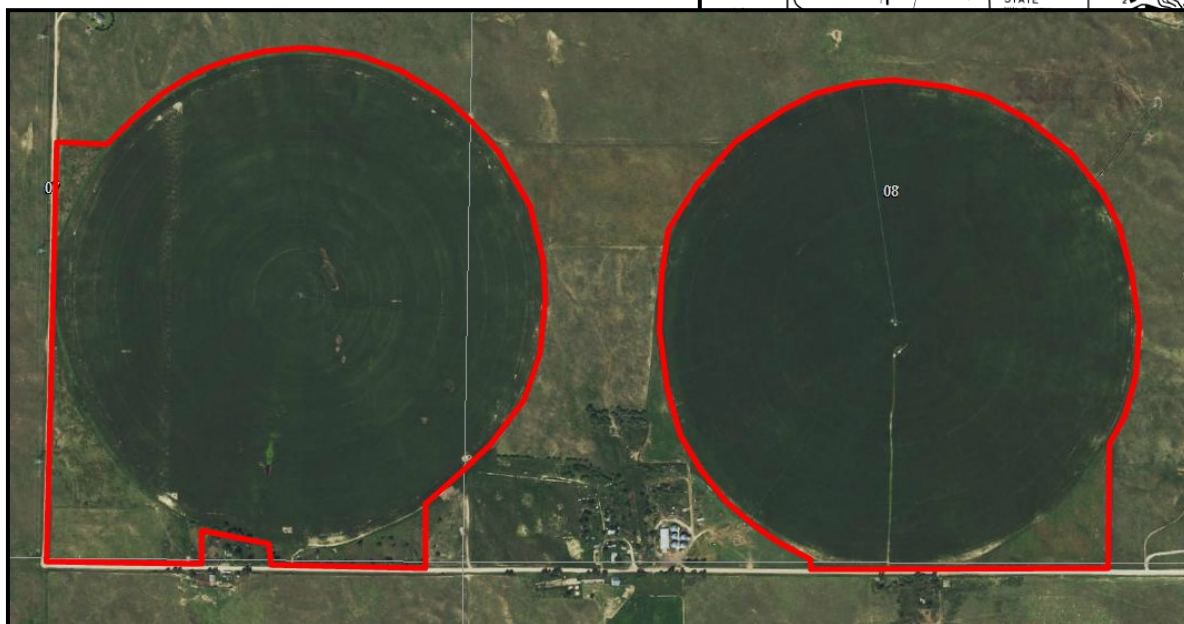
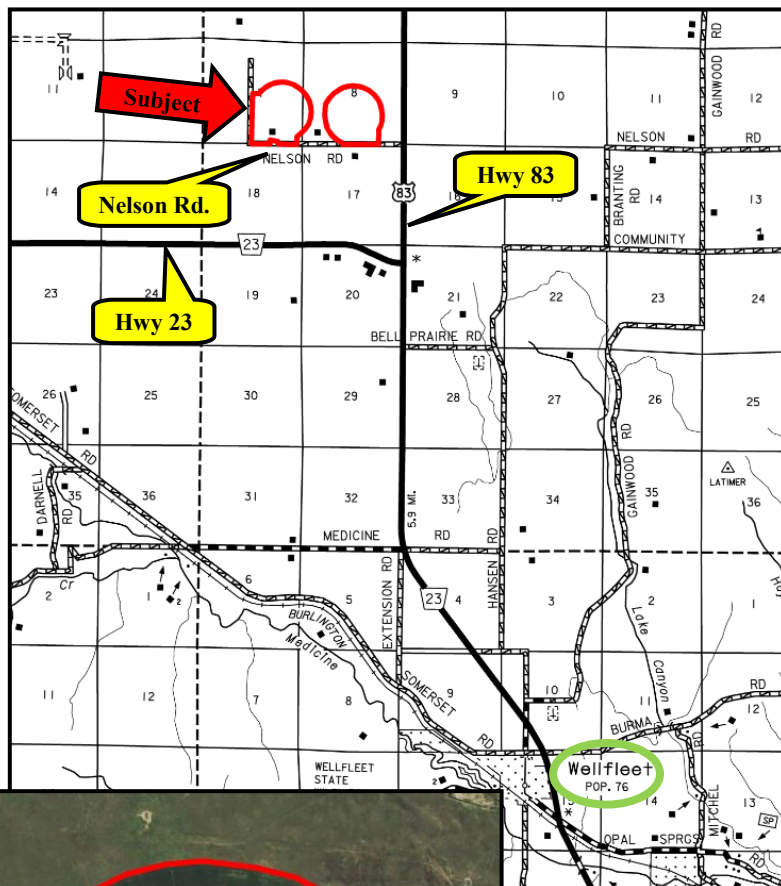
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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1899	Valent sand, rolling	193.07	53.8%		VIe	IVe
2602	Hersh soils, 6 to 11 percent slopes	71.16	19.8%		IVe	IVe
4485	Dunday loamy fine sand, 0 to 3 percent slopes	44.51	12.4%		IVe	IIIe
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	36.04	10.0%		IVe	IVe
5283	Vetal fine sandy loam, loamy substratum, 0 to 3 percent slopes	13.49	3.8%		IIe	IIe
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	0.76	0.2%		IIIe	IIIe