

# LAND FOR SALE

## Old Hwy 83 Pivots

### Location:

From Wellfleet, Nebraska the property is 3.5 miles east on Burma Road, then 1 mile north on Old Hwy 83. Just 8 miles southeast of North Platte Feeders feedlot.



### Legal Description:

W1/2 Section 32-T10N-R29W of the 6th P.M., Lincoln County, NE.

### Acres:

320 tax assessed acres

### Taxes:

2017 taxes payable in 2018- \$13,317.18

### Land Use:

267 acres irrigated with 46 acres non-irrigated cropland corners.

### FSA Info:

316.55 acres cropland: Corn Base - 248.9 acres at 142 Bu PLC Yield; Soybean Base - 53.2 acres at 41 Bu PLC Yield. 2.8 acres enrolled in CRP through 2023 with annual payment of \$193.

### Water:

271.7 Certified Irrigated Acres in Middle Republican NRD.

### Soils:

54.2% Class II & III soils.

### Equipment:

1- 8 tower Zimmatic pivot, and 1- 8 tower T&L pivot. One irrigation well with electric motor and underground pipeline. Well Reg #G-046646.

### Price:

**\$1,142,000**

### Comments:

Income producing property with great elk hunting opportunities, as well as deer, turkey and pheasant.

### Contact:

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**Bruce Dodson,**  
*Listing Agent*



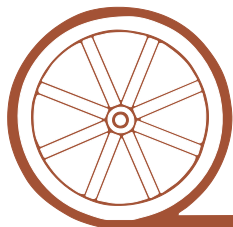
**Mike Polk,**  
*Listing Agent*



**Chase Dodson,**  
*Listing Agent*

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I-80 & US Hwy 83

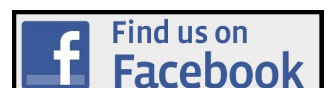
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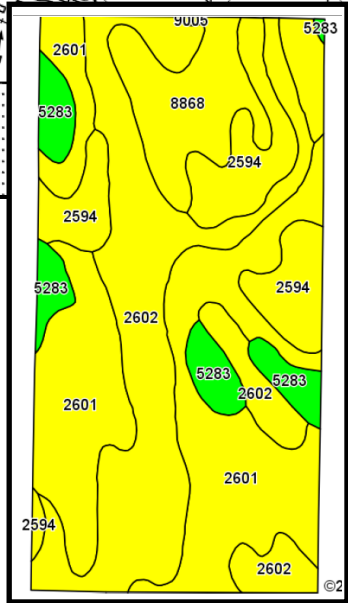
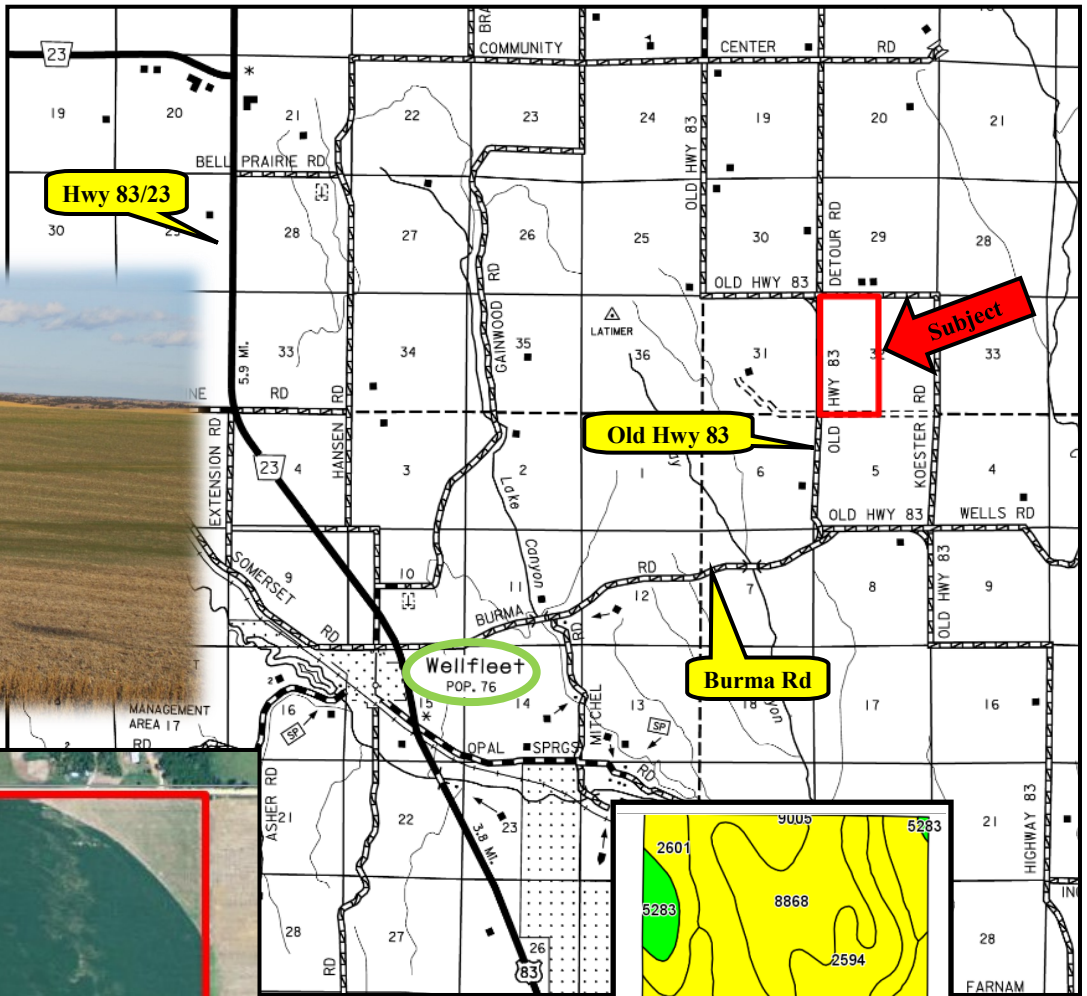
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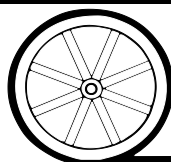
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Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c
2601	Hersh soils, 3 to 6 percent slopes	111.32	35.2%		IIIe	IIIe
2602	Hersh soils, 6 to 11 percent slopes	101.13	31.9%		IVe	IVe
2594	Hersh and Valentine soils, 6 to 11 percent slopes	43.58	13.8%		Vle	IVe
8868	Hord fine sandy loam, 3 to 6 percent slopes	37.15	11.7%		IIIe	IIIe
5283	Vetal fine sandy loam, loamy substratum, 0 to 3 percent slopes	23.01	7.3%		Ile	Ile
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	0.36	0.1%		IVe	IVe



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