

# LAND FOR SALE

## Southern Lincoln County Pivot



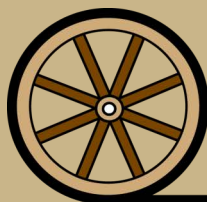
- Location:** From Wellfleet, Nebraska, 2 miles north on Hwy 83, 1 mile east on Medicine Road.
- Legal Description:** Part of NW1/4 Section 3-T9N-R30W of the 6th P.M., Lincoln County, Nebraska
- Acres:** 153.42 Tax Assessed Acres
- Taxes:** 2017 Real Estate taxes payable in 2018 are \$6,256.78
- Land Use:** The property includes 130 acres pivot irrigated and 21 acres of grass corners.
- FSA Info:** Corn base: 122.6 acres, 121 bu/acre PLC Yield; Soybean base: 8.7 acres, 44 bu/acre PLC Yield; Wheat base: 4.4 acres, 35 bu/acre PLC Yield
- Water:** 135 Certified Irrigated Acres in the Middle Republican NRD.
- Soils:** 34.5% Class II Silt Loams; 30.8% Class III Silt and Fine Sandy Loams; 23% Class IV Silt and Fine Sandy Loams; 11.7% Class VI soils
- Improvements & Equipment:** 1-8 tower Reinke pivot, 1-60Hp US Electric motor, 1-Square D Panel, and pump. Well registration number G-093383, with static water at 107' and at 700 GPM the pumping level is 150'.
- Price:** \$520,000
- Comments:** Productive pivot irrigated quarter located between good grain markets. Very good access just 1 mile off of US Hwy 83.
- Contact:** **Bruce Dodson; Listing Agent 308-539-4455 or [bruce@agriaffiliates.com](mailto:bruce@agriaffiliates.com)**
- Mike Polk, John Childears, Tony Eggleston, Chase Dodson, Don Walker, Dallas Dodson, Brian Reynolds

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**Bruce Dodson, AFM**  
Listing Agent

*Offered Exclusively By:*

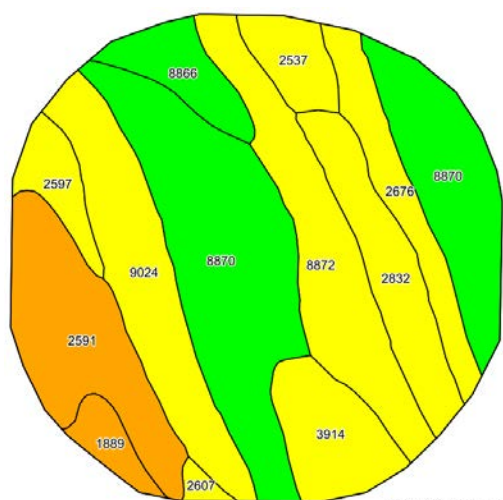
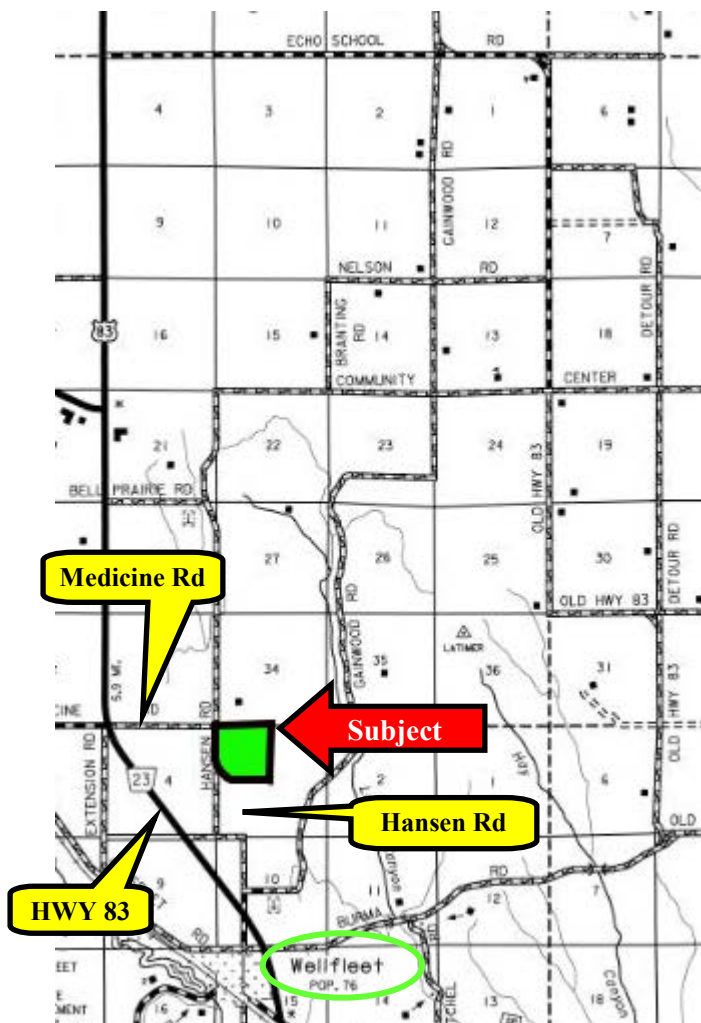


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Area Symbol: NE111. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class °c	Irr Class °c
8870	Hord silt loam, 1 to 3 percent slopes	39.69	30.4%		> 6.5ft.	IIIe	IIIe
8872	Hord silt loam, 3 to 6 percent slopes	16.33	12.5%		> 6.5ft.	IIIe	IIIe
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	16.15	12.4%		> 6.5ft.	IIIe	IIIe
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	15.28	11.7%		> 6.5ft.	VIe	
2632	Uly-Coly silt loams, 6 to 11 percent slopes	10.13	7.8%		> 6.5ft.	IVe	IVe
3914	Scott soils, frequently ponded	8.18	6.3%		0.5ft.	IVw	
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	7.73	5.9%		> 6.5ft.	IIIe	IIIe
8866	Hord silt loam, 0 to 1 percent slopes, warm	5.31	4.1%		> 6.5ft.	IIc	IW
2537	Coly silt loam, 6 to 11 percent slopes	4.31	3.3%		> 6.5ft.	IVe	IVe
2597	Hersh fine sandy loam, 6 to 11 percent slopes	3.87	3.0%		> 6.5ft.	IVe	IVe
1889	Valent fine sand, rolling	2.62	2.0%		> 6.5ft.	VIe	IVe
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	0.82	0.6%		> 6.5ft.	IVe	IVe
Weighted Average							



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