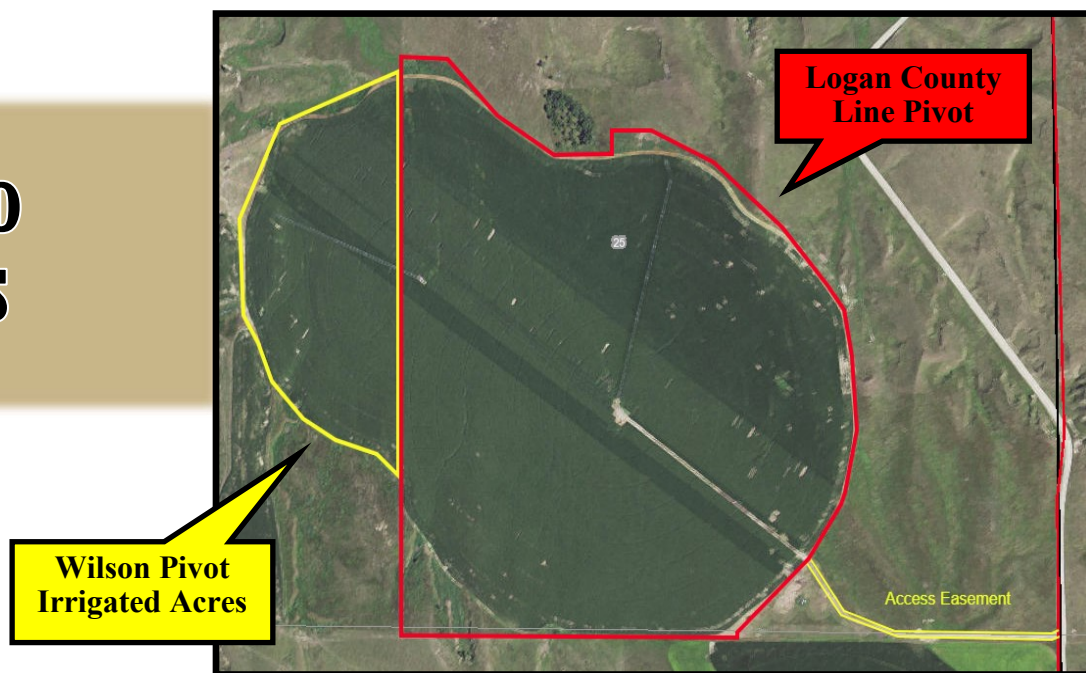


# LAND FOR SALE

## ARNOLD PIVOTS



**Location:**

From Arnold, NE, 3 miles west and 1 mile south on CR 408. This property is a mile south off of Highway #92 .

**Legal  
Description:**

A tract of land to be surveyed in Section 25-T17NR26W of the 6th P.M., Logan County, NE, consisting of approximately 190 acres.

**Acres/Taxes:**

Estimated 190 taxed acres with 178 farmed and 182 certified irrigated acres.  
2017 estimated total Real Estate taxes are \$5,055.00

**Water Rights:**

Well Registration G-140838 with a total available 182 certified irrigated acres in the Upper Loup NRD.

**Comments:**

This is an opportunity to combine two irrigated properties. Together there is a full circle pivot and a partial pivot with a total of 178 pivot irrigated acres located only 4 miles from Arnold. There are 5 grain receiving stations and 2 major feedlots within 45 miles. These properties are a must see with newer equipment, great terrain and outstanding productivity.

**Total Price:**

\$982,500 Cash

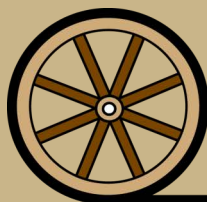
**Contact:**

**Brad Atkins; Listing Agent - 308-530-9012**  
Mike Polk, Don Walker, John Childears, Bruce Dodson,  
Tony Eggleston, Chase Dodson



**Brad Atkins**  
*Listing Agent*

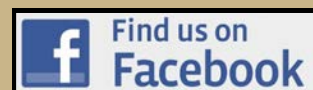
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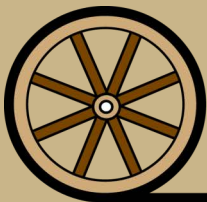
# LAND FOR SALE

## LOGAN COUNTY LINE PIVOTS



- Location:** From Arnold, NE, 3 miles west and 1 mile south on CR 408. This property is a mile south off of Highway #92 .
- Legal Description:** A tract of land to be surveyed in Section 25-T17NR26W of the 6th P.M., Logan County, NE, consisting of approximately 157 acres.
- Acres/Taxes:** Estimated 157 taxed acres with 145 farmed and 149 certified irrigated acres. 2017 estimated Real Estate taxes are \$4,080.00
- Water Rights:** Well Registration G-140838 149 certified irrigated acres in the Upper Loup NRD.
- Soils:** Soils are half Holdrege & Hord silt loams with the balance comprised of a combination of Coly & Uly silt loams and a small amount of Hersh-Valentine complex.
- Improvements & Equipment:** 2007 Reinke 9 tower center pivot & 1985 Lockwood 6 tower center pivot; 2007 John Deere Model 6081 Diesel Power unit with recent overhaul; generator & Amarillo gearhead S100A .
- Access:** Easement access provided off of County Road 408.
- Comments:** This property is offered in conjunction with the Wilson Pivot Irrigated Acres. The pivot irrigated cropland is very productive and located a short distance off Highway #92. The easement access is from the east off of the county gravel road CR 408.
- Price:** \$900,000 Cash

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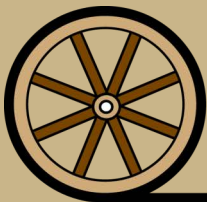
# LAND FOR SALE

## WILSON PIVOT IRRIGATED ACRES



- Location:** Directly West and adjoining the Logan County Line Pivot.
- Legal** A tract of land to be surveyed in W1/2W1/2 of Section 25-T17NR26W of the 6th P.M., Logan County, NE,
- Description:** consisting of approximately 35 acres.
- Acres/Taxes:** Estimated 35 taxed acres with 33 farmed and 33 certified irrigated acres.  
2017 estimated Real Estate taxes are \$975.00
- Water Rights:** The irrigation well supplying water to the 33 certified irrigated acres is located on the neighboring property in the Upper Loup NRD.
- Soils:** Soils are predominately Uly silt loams with the balance comprised of a combination of Holdrege silt loams and a small amount of Hersh-Valentine complex.
- Improvements & Equipment:** The irrigation equipment utilized to irrigate this property is located on and own by the neighboring property of Logan County Line Pivot.
- Access:** Would be provided by Logan County Line Pivot property.
- Comments:** This property is offered in conjunction with the Logan County Line Pivots. This is an opportunity to purchase 33 additional certified irrigated acres in conjunction with the neighboring property. The neighboring Logan County Line Pivots are already configured to irrigate these 33 acres.
- Price:** \$82,500 Cash

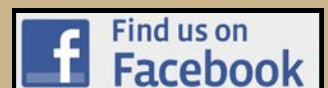
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**County Line**

**Logan County  
Line Pivot**

**Wilson Pivot  
Irrigated Acres**

**Access Easement**

