

LAND FOR SALE

Garfield Table Pivot & Range



Location: From North Platte, Nebraska the property is approximately 20 miles north on Hwy 83, then 5 miles east on Garfield Table Rd., and 4 miles south on N. Maxwell Rd to the northwest corner of the property; or from Maxwell, NE the property is 16 miles north on Maxwell Road, then 1 mile east on Nieden Road to the southwest corner of the property.

Legal Description: W1/2 Section 6-T15N-R27W of the 6th P.M., Lincoln County, Nebraska.

Acres: 316.26 Tax Assessed Acres

Taxes: 2017 Real Estate taxes payable in 2018 are \$6,007.96

Land Use: The property includes 131 pivot irrigated acres and 173 range land acres.

Water: 138.422 Certified Irrigated Acres in the Twin Platte NRD. The TPNRD has no pumping restrictions.

Irrigation: Electrogator pivot, Case engine, Lima generator, Amarillo gearhead, and 1,000 gallon fuel tank

Possession: Possession at Closing.

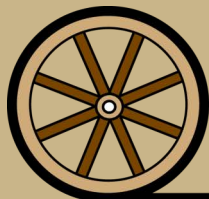
Price: \$857,000

Comments: A peaceful rural setting including productive cropland, rangeland, and possible home site. Livestock water provided by a windmill and 30' bottomless tank. This property offers upland game hunting for the outdoorsman.

Contact: **Bruce Dodson, AFM; Listing Agent 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, John Childears, Tony Eggleston, Chase Dodson, Don Walker, Dallas Dodson, Brian Reynolds



Bruce Dodson, AFM
Listing Agent

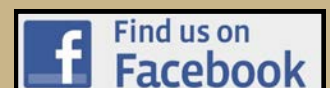


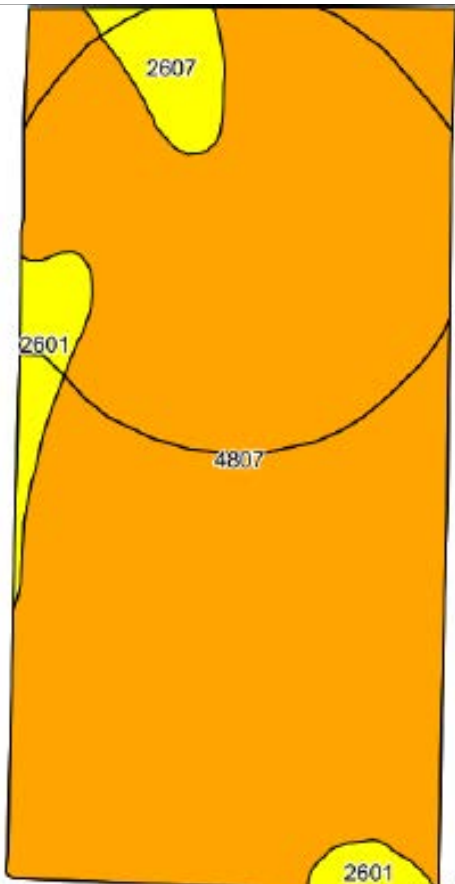
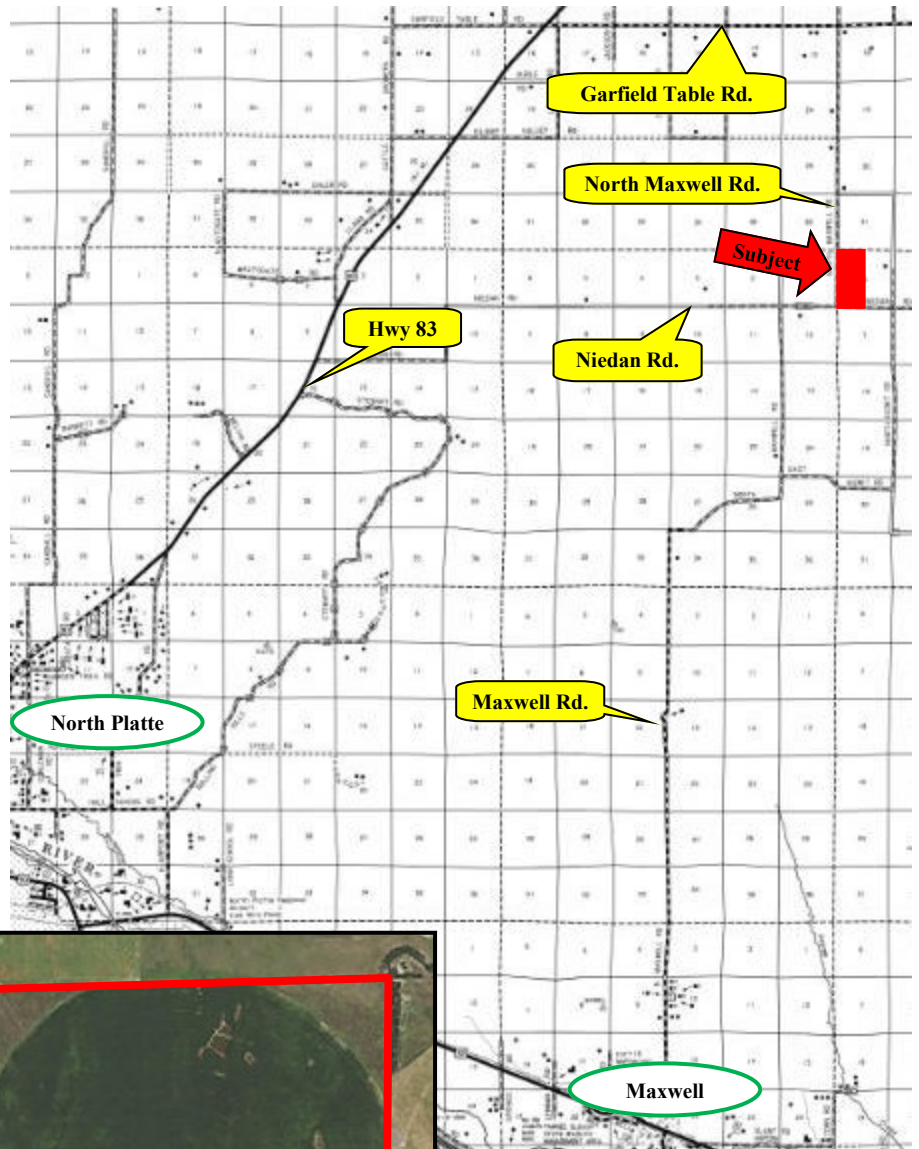
Offered Exclusively By:

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %c
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	295.47	92.1%		Vle	
2601	Hersh soils, 3 to 6 percent slopes	14.31	4.5%		Ille	Ille
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	11.17	3.5%		IVe	IVe