

LAND FOR SALE

SHERIDAN COUNTY IRRIGATED FARM



1,636 acres offered in 4 Parcels!

**Pivot Irrigated Cropland, Dryland Cropland, CRP, 2 Sets of Improvements
6 miles northeast of Gordon, Nebraska on 160th Lane and 150th Lane**

These are 4 highly productive parcels with excellent soils & great access with gravel county roads adjacent to each parcel.

Contact:

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mike@agriaffiliates.com

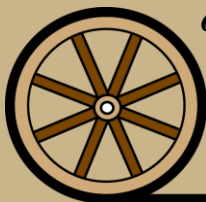
**Dallas Dodson, John Childears, Don Walker, Bruce Dodson,
Chase Dodson, Tony Eggleston, Roger Leuhrs**



Brian Reynolds
Co-Listing Agent



Mike Polk
Co-Listing Agent



Offered Exclusively By:

AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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NORTH PLATTE OFFICE

P.O. Box 1166

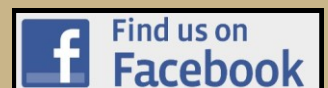
I-80 & US Hwy 83

North Platte, NE 69103

www.agriaffiliates.com

(308) 534-9240

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Parcel 1 - 388 Acres

Legal Description: NW1/4, SE1/4, Pt. SW1/4 Sec. 2-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 388.57 tax assessed acres; 2018 taxes payable in 2019 \$4,566.62

Price: \$925,000.00

FSA Information: 359.47 Acres cropland; 71.44 Ac. Wheat base @ 58 Bu. PLC yield; 95.16 Ac. Corn base @ 151 Bu. PLC yield

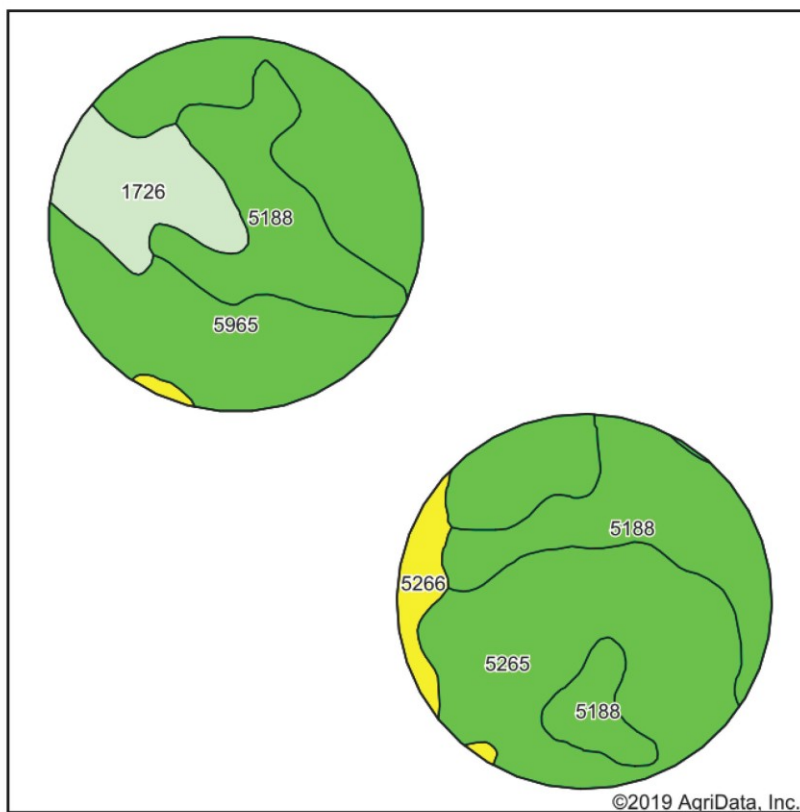
CRP Information: 109.71 Acres CRP : 2020 payment \$3,640, 2021 payment \$2,740. Contract #843B expiring 2020 and 848B expiring in 2021.

Parcel 1 Soils: Pivot soils are 87.8% Class I & II.

Irrigation Equip: Two 9-tower Lockwood pivots, 246.2 certified irrigated acres, NE Well Reg. #G-64382 set up to pump 600 GPM from 212 ft. at time of drilling, electric 75-HP GE motor & pump.

Comments: Excellent terrain and soils. North pivot has an excellent stand of alfalfa and the south pivot is planted to TEFF Grass, remaining dryland is enrolled in CRP.





Area Symbol: NE161, Soil Area Version: 17										
Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Winter wheat
5965	Jayem fine sandy loam, 0 to 3 percent slopes	83.06	34.9%			IIle	1789	45		32
5188	Keya loam, 0 to 2 percent slopes	68.16	28.6%			IIc	3055	63	45	37
5265	Tuthill fine sandy loam, 0 to 3 percent slopes	57.78	24.3%			IIle	2485	44		33
1726	Rosebud loam, 1 to 3 percent slopes	20.58	8.6%			IIle	1803	32	55	29
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	8.39	3.5%			IIle	2485	42		31
Weighted Average							2346.4	48.7	17.6	33.4

Parcel 2 - 480 Acres

Legal Description: S1/2, NE1/4 Sec. 11-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 480 tax assessed acres; 2018 taxes payable in 2019 \$8,309.54

Price: \$1,160,000.00

FSA Information: 413.04 Acres cropland; 116.8 Ac. Wheat base @ 58 Bu. PLC yield & 155.43 Ac. Corn base @ 151 Bu. PLC yield

CRP Information: 8.2 Acres CRP, Contract #844B expiring in 2020, payment \$302.

Parcel 2 Soils: Pivot soils are 89.8% Class I & II.

Irrigation Equip: One 7-tower Reinke pivot, one 10-tower Lockwood pivot, 288.8 certified irrigated acres; NE Well Reg. #G-041877 set up to pump 400 GPM from 200' and NE Well Reg.#G-041933 set up to pump 500 GPM from 190' at time of drilling, one 50-HP GE elec. motor, one 60-HP GE elec. motor and 2 pumps. New (2019) irrigation well & Layne Bowler pump, new buried electric line from east road to south pivot motor.

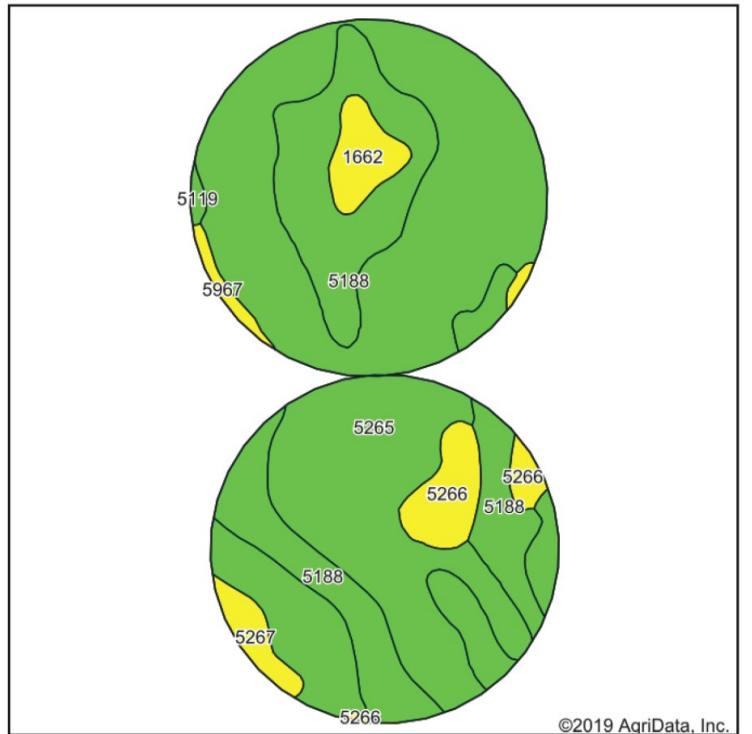
Improvements: Property has older 1,400 sq. ft. home with a 48'x100' newer pole barn for calving, an older barn & good corrals with open front shed.

Comments: For 2019, Everything under the pivots is in TEFF grass with non-irrigated alfalfa corners.





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5265	Tuthill fine sandy loam, 0 to 3 percent slopes	153.12	62.4%		IIIe	Ile	2485	44		33
5188	Keya loam, 0 to 2 percent slopes	66.45	27.1%		IIc	Ie	3055	63	45	37
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	11.55	4.7%		IIIe	IIIe	2485	42		31
1662	Lodgepole silt loam, occasionally ponded	7.00	2.9%		IIIw	IVw	1000	27		20
5267	Tuthill fine sandy loam, 6 to 9 percent slopes	4.56	1.9%		IVe	IVe	2500	40		26
5967	Jayem fine sandy loam, 6 to 9 percent slopes	1.99	0.8%		IVe	IVe	2300	42		29
5119	Busher fine sandy loam, 0 to 3 percent slopes	0.85	0.3%		IIIe	Ile	2300	47		34
Weighted Average							2595.1	48.5	12.2	33.5

Parcel 3 - 540 Acres

Legal Description: N1/2, Pt. S1/2 (N or RR) Sec.14-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 540.26 tax assessed acres; 2018 taxes payable in 2019 \$7,055.16

Price: \$1,150,000.00

FSA Information: 392.74 Ac. Cropland; 112.1 Ac. Wheat base @ 58 Bu. PLC Yield; 149.4 Ac. Corn base @ 151 Bu. PLC yield.

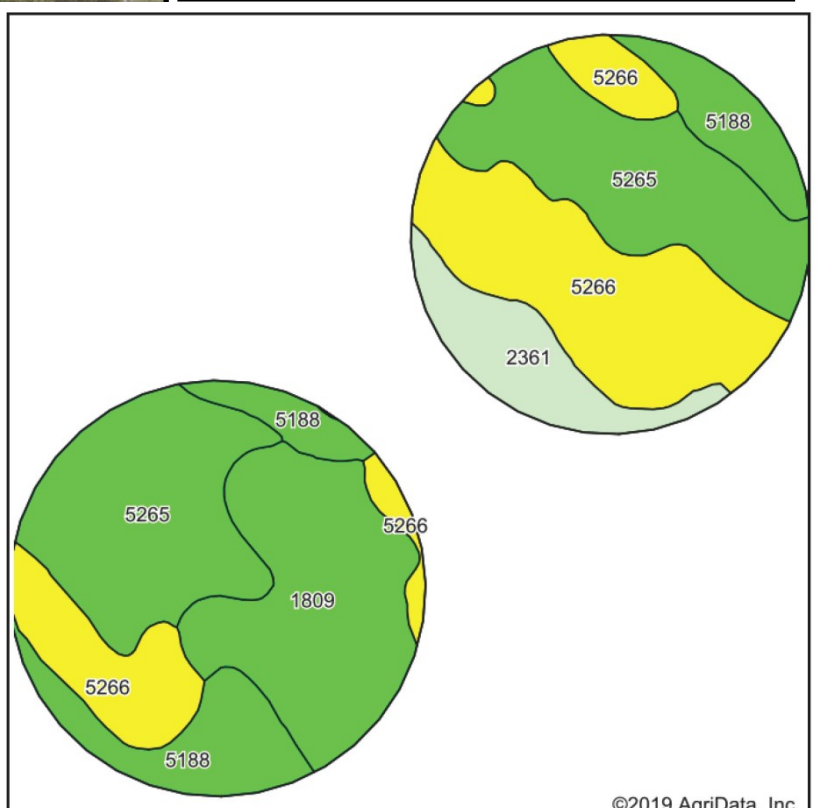
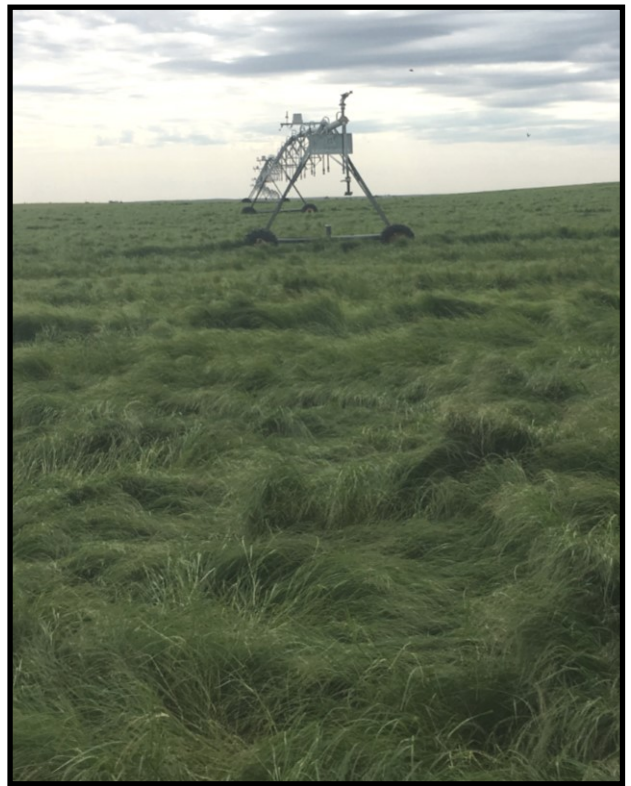
CRP Information: 3.8 Ac. CRP, Contract #845B expiring 2020, payment \$143

Parcel 3 Soils: Pivot soils are 64.5% Class I & II.

Irrigation Equip: Two 9-tower Lockwood pivot, 253.3 certified irrigated acres; NE Well Reg. #G-050414 set up to pump 800 GPM from 157' at time of drilling, one 100-HP elec. motor, one irrigation pump. Submersible stock well in pasture.

Improvements: Property has older 1,044 sq. ft. home with one 3,000 sq. ft. and two 2,400 sq. ft. hay storage/utility buildings, a barn, miscellaneous out buildings & 3 grain bins. It also has 6 backgrounding lots with concrete feed bunks and 6' aprons. Excellent cattle load-out facility with pipe corrals, concrete silo & bulk bins.





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Area Symbol: NE161. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Winter wheat	Corn
5265	Tuthill fine sandy loam, 0 to 3 percent slopes	79.14	32.5%		IIIe	Ile	2485	44	33	
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	68.99	28.3%		IIIe	IIIe	2485	42	31	
1809	Satanta fine sandy loam, 1 to 3 percent slopes	44.10	18.1%		IIIe	Ile	2364	55	35	
5188	Keya loam, 0 to 2 percent slopes	33.80	13.9%		Ilc	Ie	3055	63	37	45
2361	Munjoy fine sandy loam, channeled, frequently flooded	17.72	7.3%		VIw		2300	32		
Weighted Average							2528.7	47.2	31	6.2

Parcel 4 - 227 Acres

Legal Description: Pt. NW1/4, N1/2SW1/4 Sec.25-T33N-R41W of the 6th P.M., Sheridan County, NE

Acres and Taxes: 227.52 tax assessed acres; 2018 taxes payable in 2019 \$4,220.60

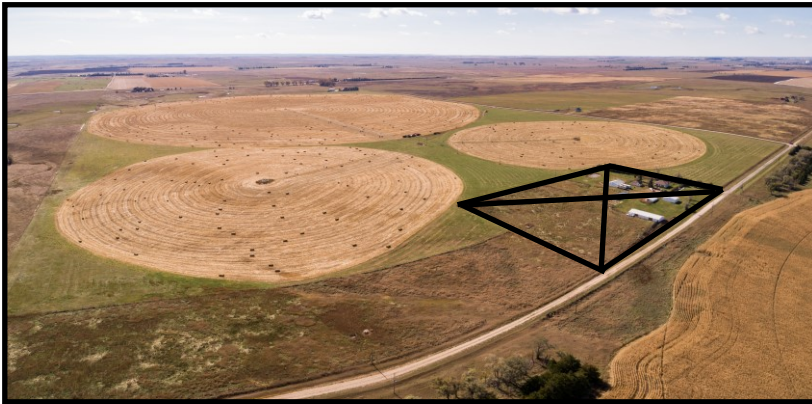
Price: \$665,000.00

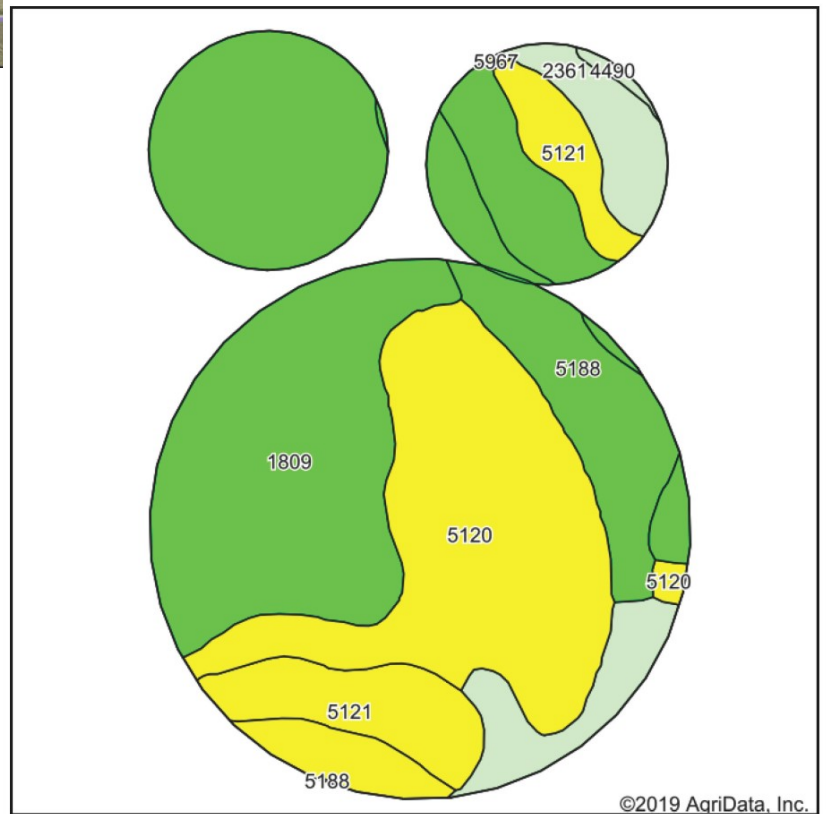
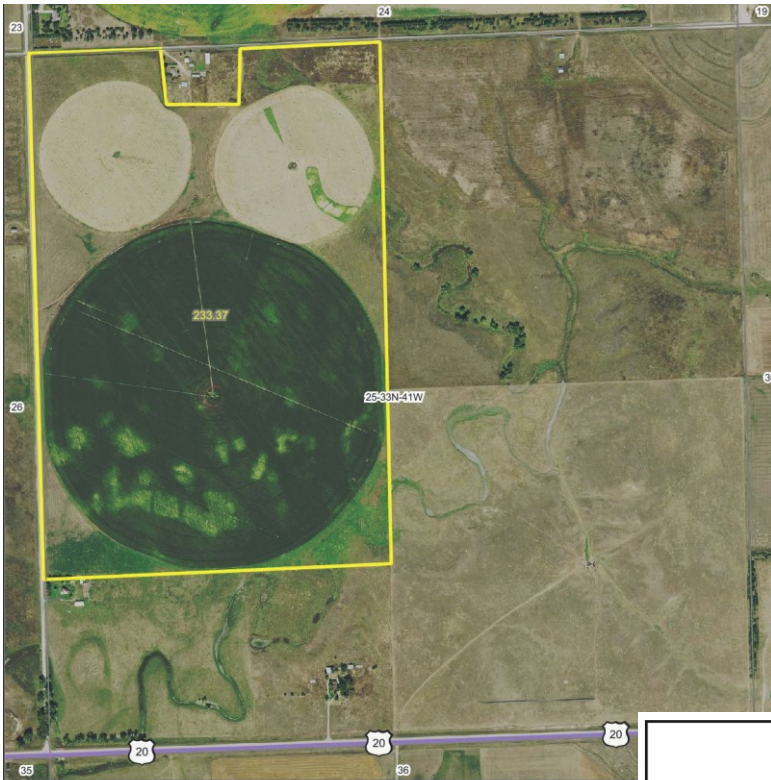
FSA Information: 214.24 Ac. Cropland; 61.78 Ac. Wheat base @ 58 Bu. PLC Yield; 82.3 Ac. Corn base @ 151 Bu. PLC yield.

Parcel 4 Soils: Pivot soils are 54.3% Class I & II.

Irrigation Equip: Two 4-tower Zimmatic pivots, one 7-tower Zimmatic pivot; 189.4 Certified Irrigated Acres; NE Well Reg #G-036543 set up to pump 900 GPM from 60' at time of drilling, NE Well Reg. #G-047635 set up to pump 1,600 GPM from 265' at time of drilling, one 75-HP Newman elec. motor & one irrigation pump. (Note: There is only one well at this time)

Comments: Excellent access just 1/4 mile off of US Hwy 20 on County gravel road. For 2019, everything under the pivots is currently in TEFF grass with non-irrigated alfalfa corners.

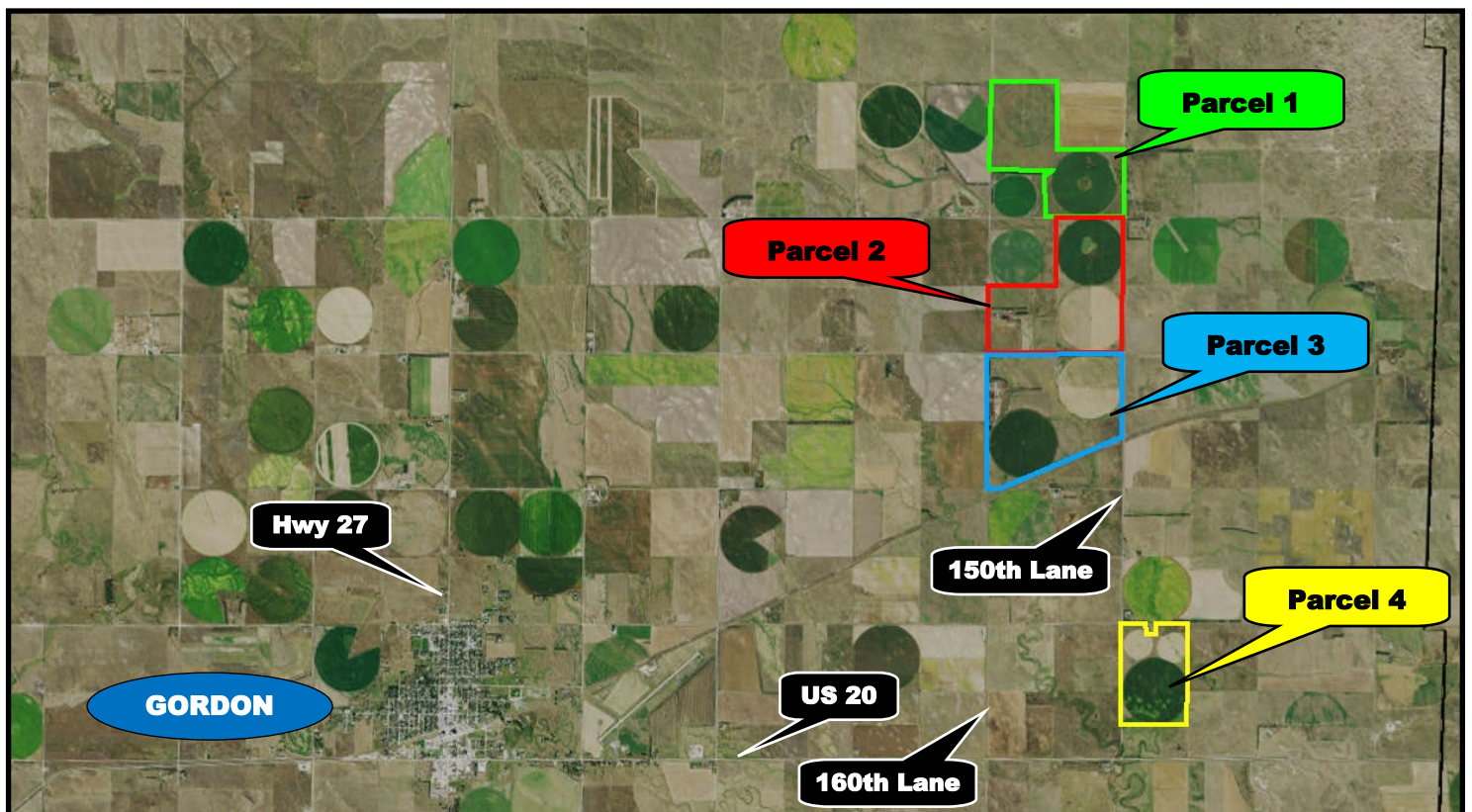
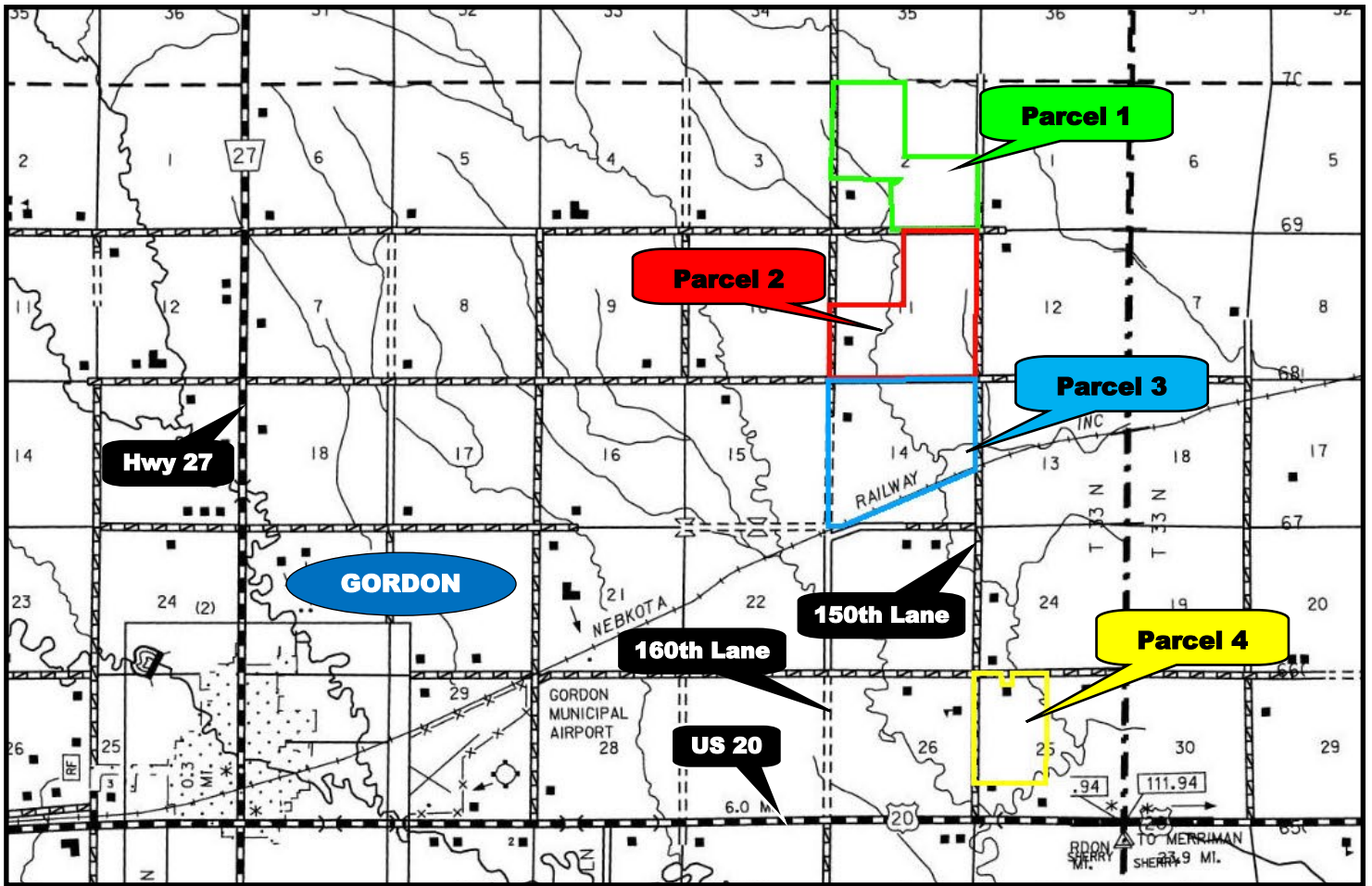




Area Symbol: NE161. Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Winter wheat
1809	Satanta fine sandy loam, 1 to 3 percent slopes	72.89	43.6%		IIIe	Ile	2364	55		35
5120	Busher fine sandy loam, 3 to 6 percent slopes	46.73	28.0%		IIIe	IIIe	2277	45		32
5188	Keya loam, 0 to 2 percent slopes	17.87	10.7%		IIc	Ie	3055	63	45	37
5121	Busher fine sandy loam, 6 to 9 percent slopes	15.31	9.2%		IVe	IVe	2277	43		25
2361	Munjoy fine sandy loam, channeled, frequently flooded	13.61	8.1%		VIw		2300	32		
4490	Dunday loamy fine sand, 3 to 9 percent slopes	0.52	0.3%		VIe		2398		2	
5967	Jayem fine sandy loam, 6 to 9 percent slopes	0.13	0.1%		IVe	IVe	2300	42		29
Weighted Average							2400.4	49.9	4.8	30.5

LOCATIONS



“Around the Property”



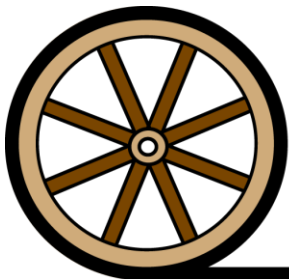
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