

LAND FOR SALE

BRIDGEPORT FARM



Pivot Irrigation - Gravity Irrigation - Winter/Summer Grazing

Location: From Bridgeport, Nebraska, 5.25 miles east on Rd. 94A to the west boundary of the property.

Legal Description: SW1/4 Sec. 21; W1/2 Sec. 28; NW1/4 Sec. 33-T20N-R49W of the 6th P.M., Morrill County, Nebraska

Acres & Taxes: 638 tax assessed acres; 2018 tax payable in 2019 - \$12,133.62. 146.9 acres of pivot irrigated cropland; 74.2 acres of gravity irrigated cropland; 42.5 winter range; and 357 acres of rangeland.

Price: **\$1,050,000**

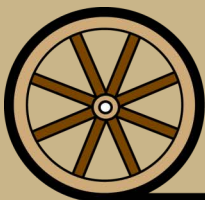
Water Info: 233 ac. water rights in the Northport Irrigation District.

Comments: Beautiful farm with ranch style home - 1,488 sq.ft. main floor, 3 bedrooms, 2 bathrooms, basement, fireplace, electric heat, 2 car attached garage, and a 25'x32' detached garage. Two metal shop/machine storage buildings, and additional outbuilding for storage and livestock.

Contact: **Bruce Dodson - 308-539-4455 or bruce@agriaffiliates.com**
Mike Polk, Chase Dodson, John Childears, Don Walker,
Tony Eggleston, Brian Reynolds, Roger Leuhrs, Brad Atkins



Bruce Dodson, AFM
Listing Agent



Offered Exclusively By:

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

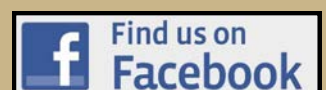
Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

NORTH PLATTE OFFICE

P.O. Box 1166
401 Halligan Drive
North Platte, NE 69103
www.agriaffiliates.com

(308) 534-9240

Fax (308) 534-9244

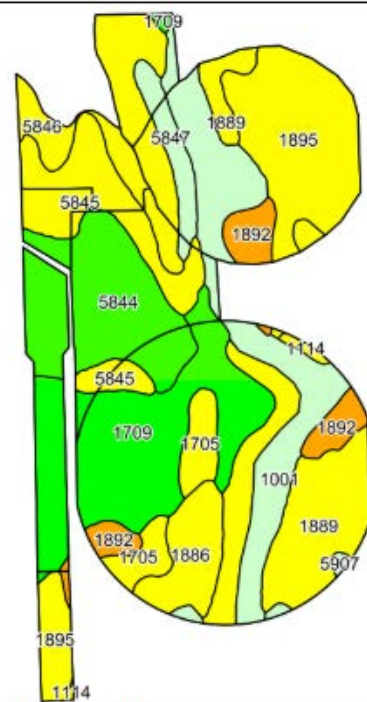


CROPLAND



146.9 acres of
pivot irrigated
cropland.

74.2 acres of
gravity
irrigated
cropland.



Soils data provided by USDA and NRCS.

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Area Symbol: NE123, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	*n NCCPI Corn	*n NCCPI Small Grains
1709	Otero very fine sandy loam, 0 to 3 percent slopes	37.08	16.8%		IIIe	IIIe	17	21
1895	Valent loamy sand, 0 to 3 percent slopes	29.84	13.5%		VIe	IVe	9	12
1001	Bankard fine sand, channeled, frequently flooded	27.86	12.6%		VIw		2	4
5844	Mitchell very fine sandy loam, 1 to 3 percent slopes	26.41	11.9%		IIIe	IIIe	19	25
1889	Valent fine sand, rolling	20.35	9.2%		VIe	IVe	8	10
5846	Mitchell very fine sandy loam, 6 to 9 percent slopes	18.73	8.5%		IVe	IVe	19	24
5845	Mitchell very fine sandy loam, 3 to 6 percent slopes	18.56	8.4%		IIIe	IIIe	19	24
1114	Bankard loamy fine sand, occasionally flooded	10.29	4.7%		IVw	IVw	10	11
1886	Valent fine sand, 3 to 9 percent slopes	9.30	4.2%		VIe	IVe	9	12
1892	Valent loamy fine sand, 3 to 9 percent slopes	9.22	4.2%		VIe	VIe	8	11
1705	Otero loamy very fine sand, 0 to 6 percent slopes	7.52	3.4%		IVe	IVe	16	19
5847	Mitchell very fine sandy loam, 9 to 20 percent slopes	5.31	2.4%		VIe		18	22
5907	Alice-Dix complex, 6 to 20 percent slopes	0.74	0.3%		VIe		14	24
Weighted Average							*n 12.7	*n 16.3

*n: The aggregation method is "Weighted Average using major components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

RANGELAND

357 acres

IMPROVEMENTS

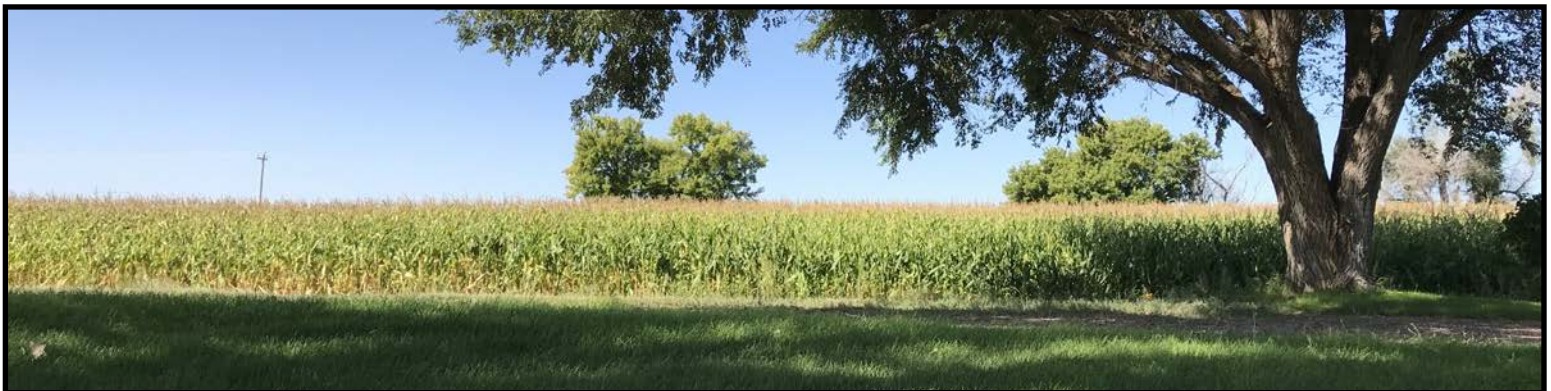
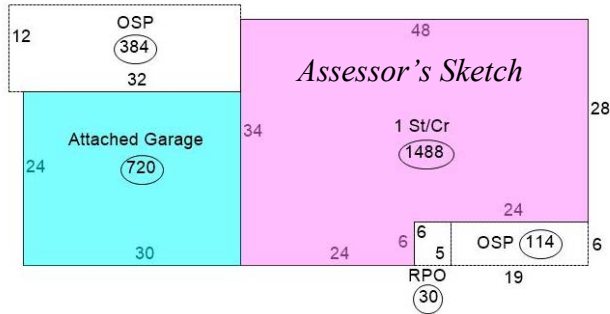
40'x 80' Quonset for machine storage.

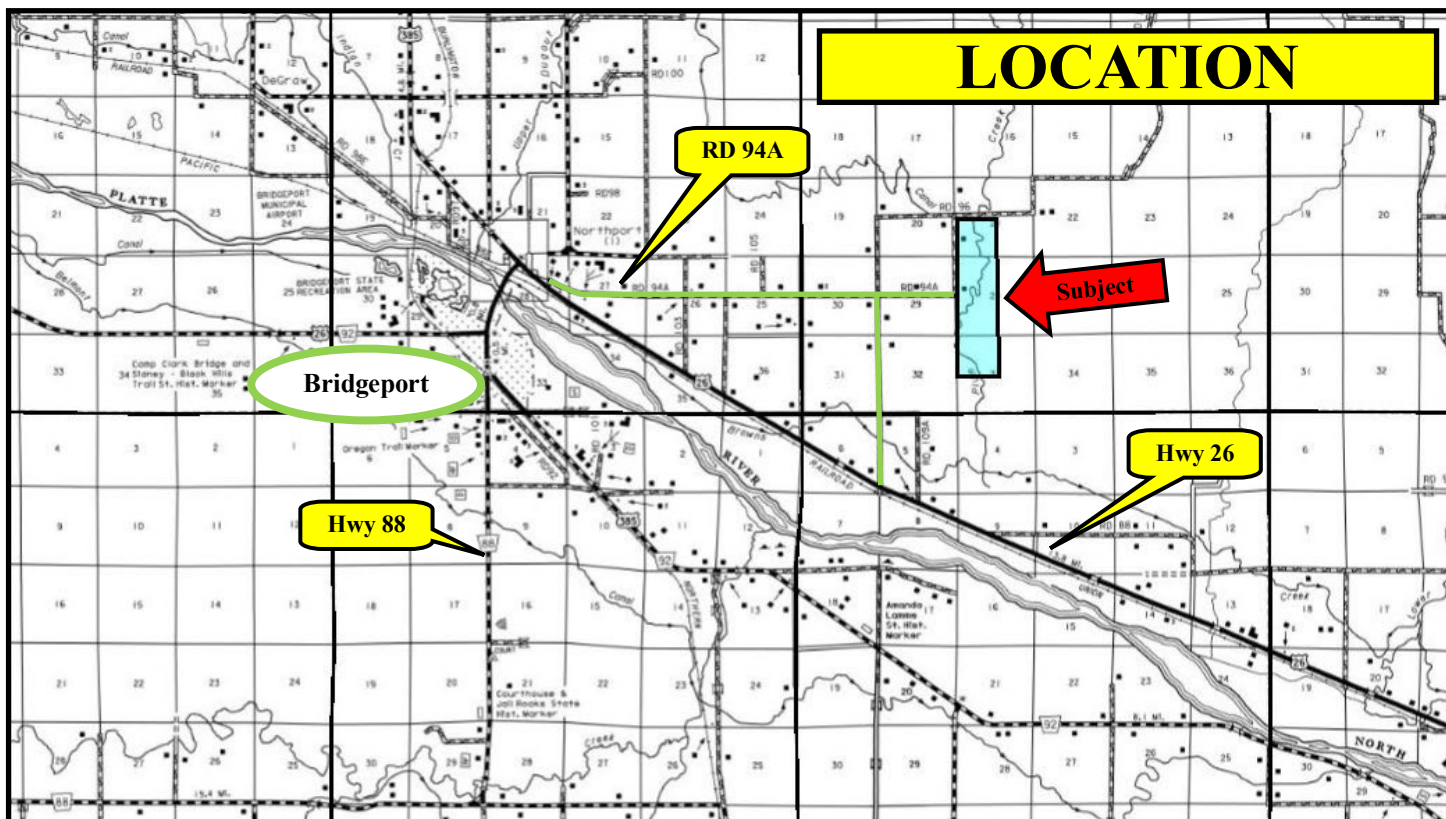


38' x 80' Quonset shop & machine storage.



1,488 sq.ft. Ranch style home with 3 bedrooms, 2 bathrooms, basement, fireplace, electric heat, 2 car attached garage, and a 25' x 32' detached garage.





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