

# LAND FOR SALE

## SHERIDAN COUNTY IRRIGATED FARM



**1,636 acres offered in 4 Parcels! Parcels 2 & 3 Under Contract!**

**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.**

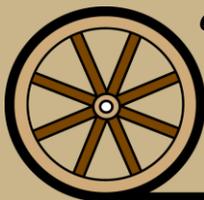
**Contact:** Brian Reynolds, Co-Listing Agent - Cell 308-380-5734  
breyolds@agriaffiliates.com  
Mike Polk, Co-Listing Agent - Cell 308.539.4446  
mike@agriaffiliates.com  
Dallas Dodson, John Childears, Don Walker, Bruce Dodson,  
Chase Dodson, Tony Eggleston, Roger Leuhrs



**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**

Fax (308) 534-9244



# 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

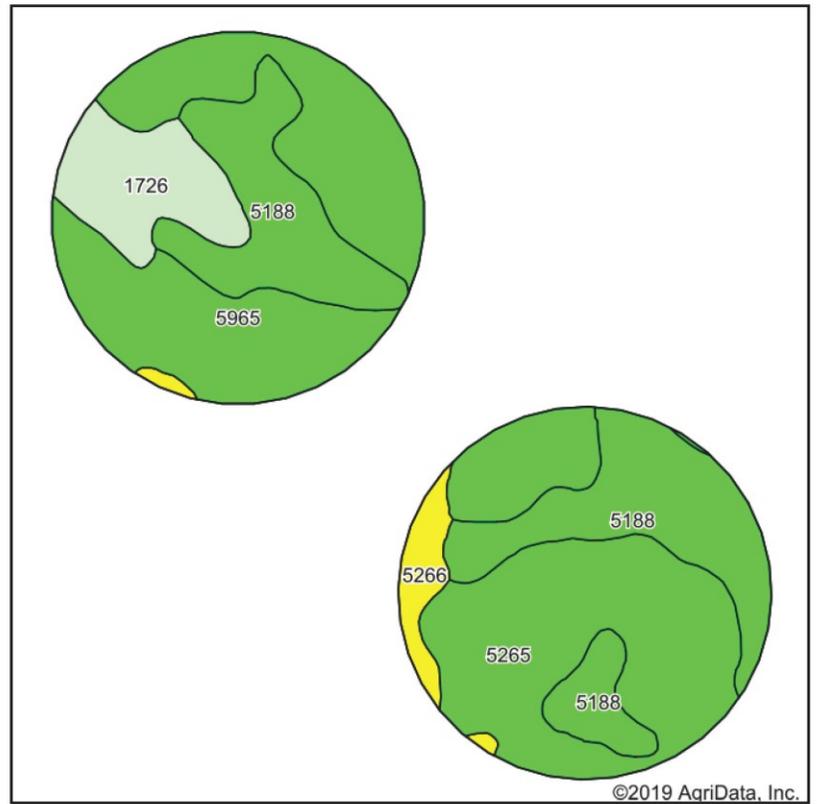
**CRP Information:** 109.71 Acres CRP : 2020 payment \$3,640, 2021 payment \$2,740. Contract #843B expiring 2020 and 848B expiring in 2021.

**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.





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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          | Corn        | Winter wheat |             |
| 5965                                      | Jayem fine sandy loam, 0 to 3 percent slopes   | 83.06 | 34.9%            |                  |                  | IIe          |                                | 1789          | 45          | 32           |             |
| 5188                                      | Keya loam, 0 to 2 percent slopes               | 68.16 | 28.6%            |                  |                  | IIC          |                                | 3055          | 63          | 45           |             |
| 5265                                      | Tuthill fine sandy loam, 0 to 3 percent slopes | 57.78 | 24.3%            |                  |                  | IIe          |                                | 2485          | 44          | 33           |             |
| 1726                                      | Rosebud loam, 1 to 3 percent slopes            | 20.58 | 8.6%             |                  |                  | IIe          |                                | 1803          | 32          | 55           |             |
| 5266                                      | Tuthill fine sandy loam, 3 to 6 percent slopes | 8.39  | 3.5%             |                  |                  | IIe          |                                | 2485          | 42          | 31           |             |
| <b>Weighted Average</b>                   |  |       |                  |                  |                  |              |                                | <b>2346.4</b> | <b>48.7</b> | <b>17.6</b>  | <b>33.4</b> |

# Parcel 2 - 480 Acres - UNDER CONTRACT!

**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.

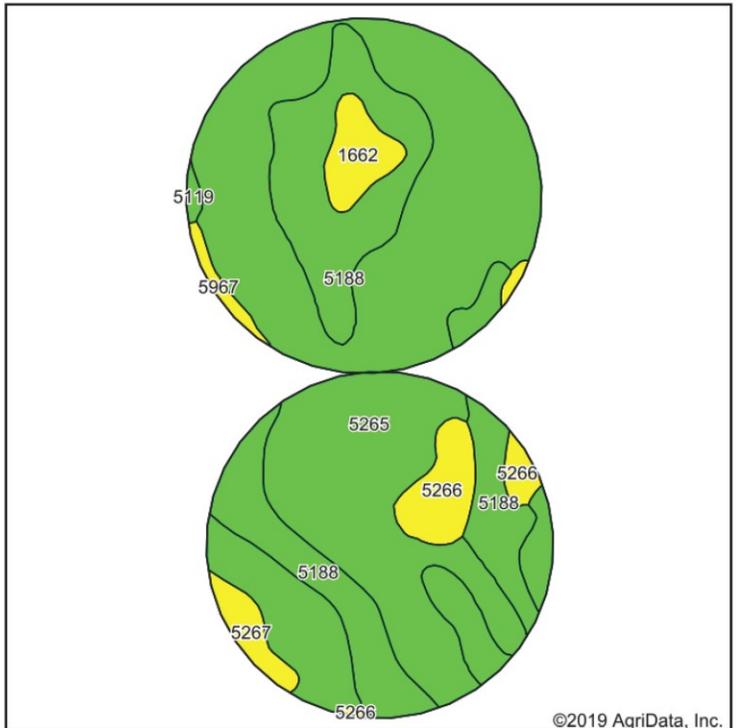
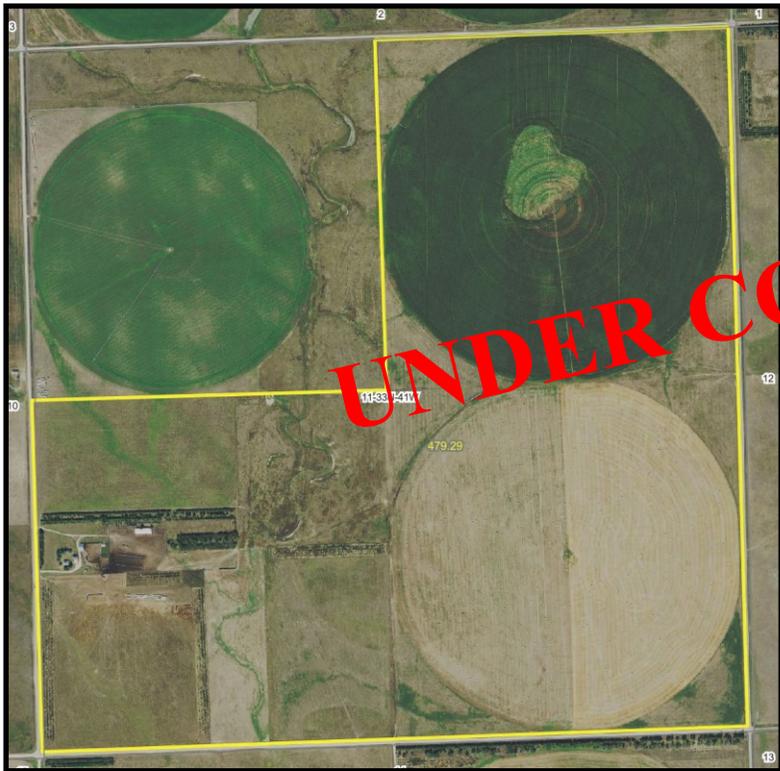
**Parcel 2 Soils:** Pivot soils are 89.8% Class I & II.

**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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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 |
|-------------------------|--|--------|------------------|------------------|------------------|--------------|--------------------------------|-------------|-------------|--------------|
| 5265                    | Tuthill fine sandy loam, 0 to 3 percent slopes | 153.12 | 62.4%            |                  | IIle             | 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           |
| <b>Weighted Average</b> |  |        |                  |                  |                  |              | <b>2595.1</b>                  | <b>48.5</b> | <b>12.2</b> | <b>33.5</b>  |

# Parcel 3 - 540 Acres - UNDER CONTRACT

**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.

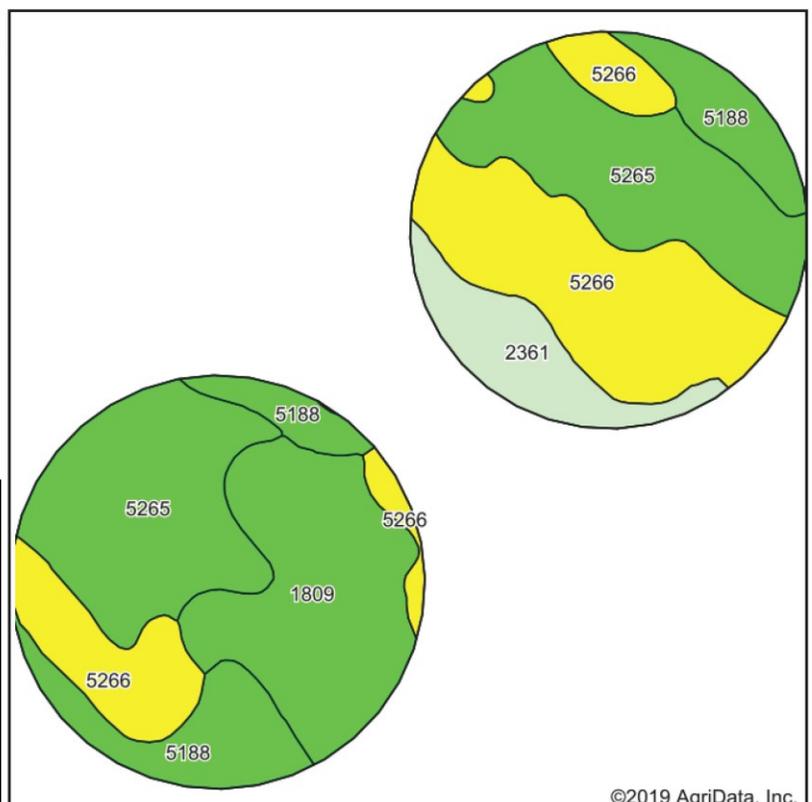
**CRP Information:** 3.8 Ac. CRP, Contract #845B expiring 2020, payment \$143

**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%            |                  | IIc              | Ie           | 3055                           | 63          | 37           | 45         |
| 2361                    | Munjor fine sandy loam, channeled, frequently flooded | 17.72 | 7.3%             |                  | Vlw              |              | 2300                           | 32          |              |            |
| <b>Weighted Average</b> |   |       |                  |                  |                  |              | <b>2528.7</b>                  | <b>47.2</b> | <b>31</b>    | <b>6.2</b> |

# 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

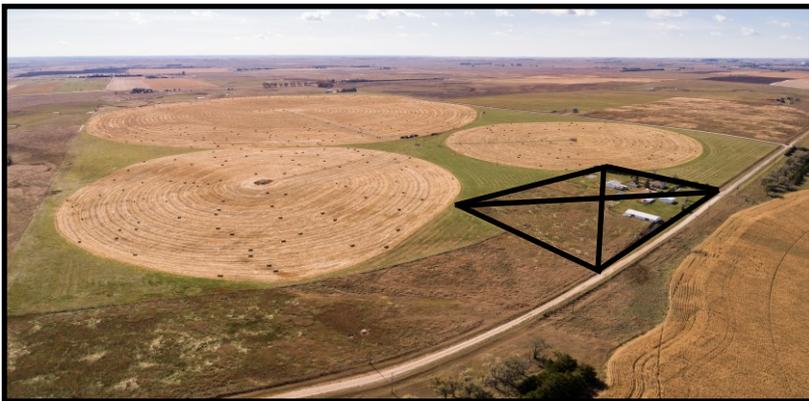
**Price:** \$665,000.00

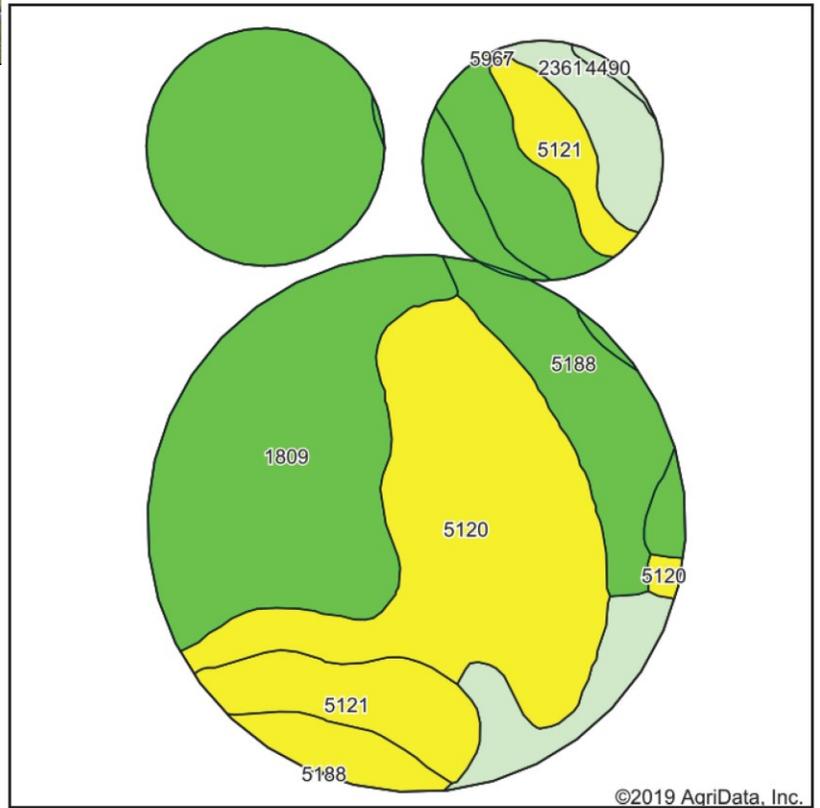
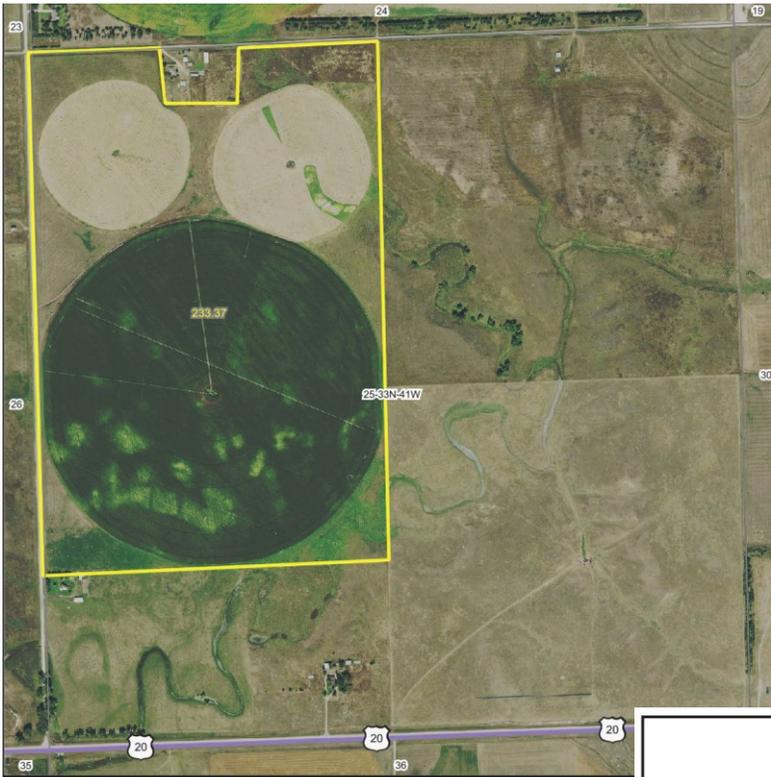
**FSA Information:** 214.24 Ac. Cropland; 61.78 Ac. Wheat base @ 58 Bu. PLC Yield; 82.3 Ac. Corn base @ 151 Bu. PLC yield.

**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.



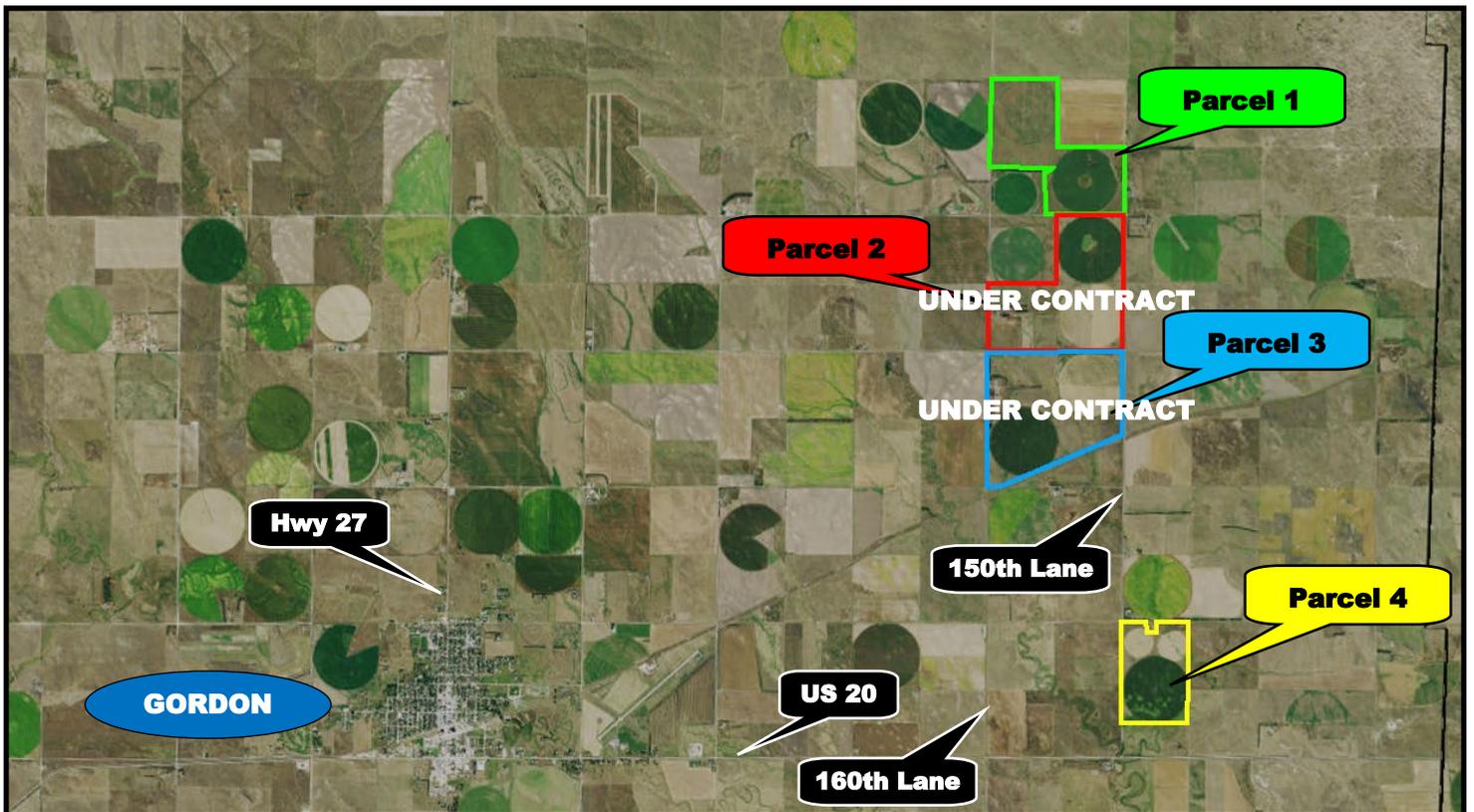
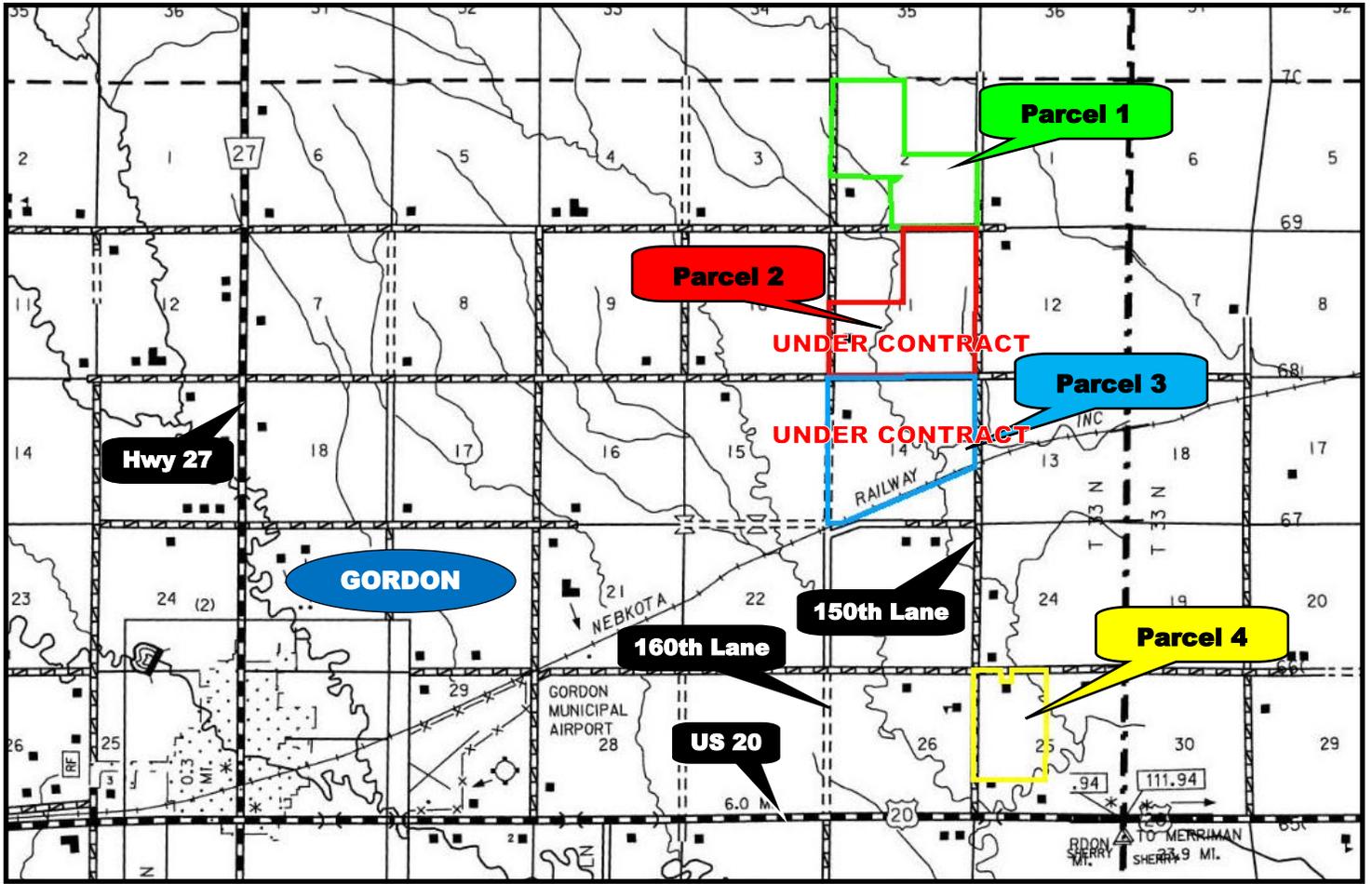


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Area Symbol: NE161. Soil Area Version: 17

| Code                    | Soil Description                                      | Acres | Percent of field | Irr class Legend | Non-Irr Class *c | Irr Class *c | Range Production (lbs/acre/yr) | SRPG        | Corn       | Winter wheat |
|-------------------------|---|-------|------------------|------------------|------------------|--------------|--------------------------------|-------------|------------|--------------|
| 1809                    | Satanta fine sandy loam, 1 to 3 percent slopes        | 72.89 | 43.6%            |                  |                  | IIIe         | 2364                           | 55          |            | 35           |
| 5120                    | Busher fine sandy loam, 3 to 6 percent slopes         | 46.73 | 28.0%            |                  |                  | IIIe         | 2277                           | 45          |            | 32           |
| 5188                    | Keya loam, 0 to 2 percent slopes                      | 17.87 | 10.7%            |                  |                  | IIc          | 3055                           | 63          | 45         | 37           |
| 5121                    | Busher fine sandy loam, 6 to 9 percent slopes         | 15.31 | 9.2%             |                  |                  | IVe          | 2277                           | 43          |            | 25           |
| 2361                    | Munjor 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          | 2300                           | 42          |            | 29           |
| <b>Weighted Average</b> |   |       |                  |                  |                  |              | <b>2400.4</b>                  | <b>49.9</b> | <b>4.8</b> | <b>30.5</b>  |

# LOCATIONS



# “Around the Property”



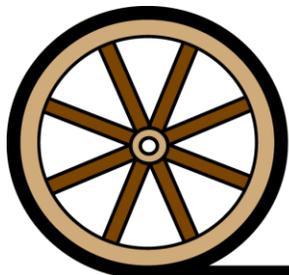
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