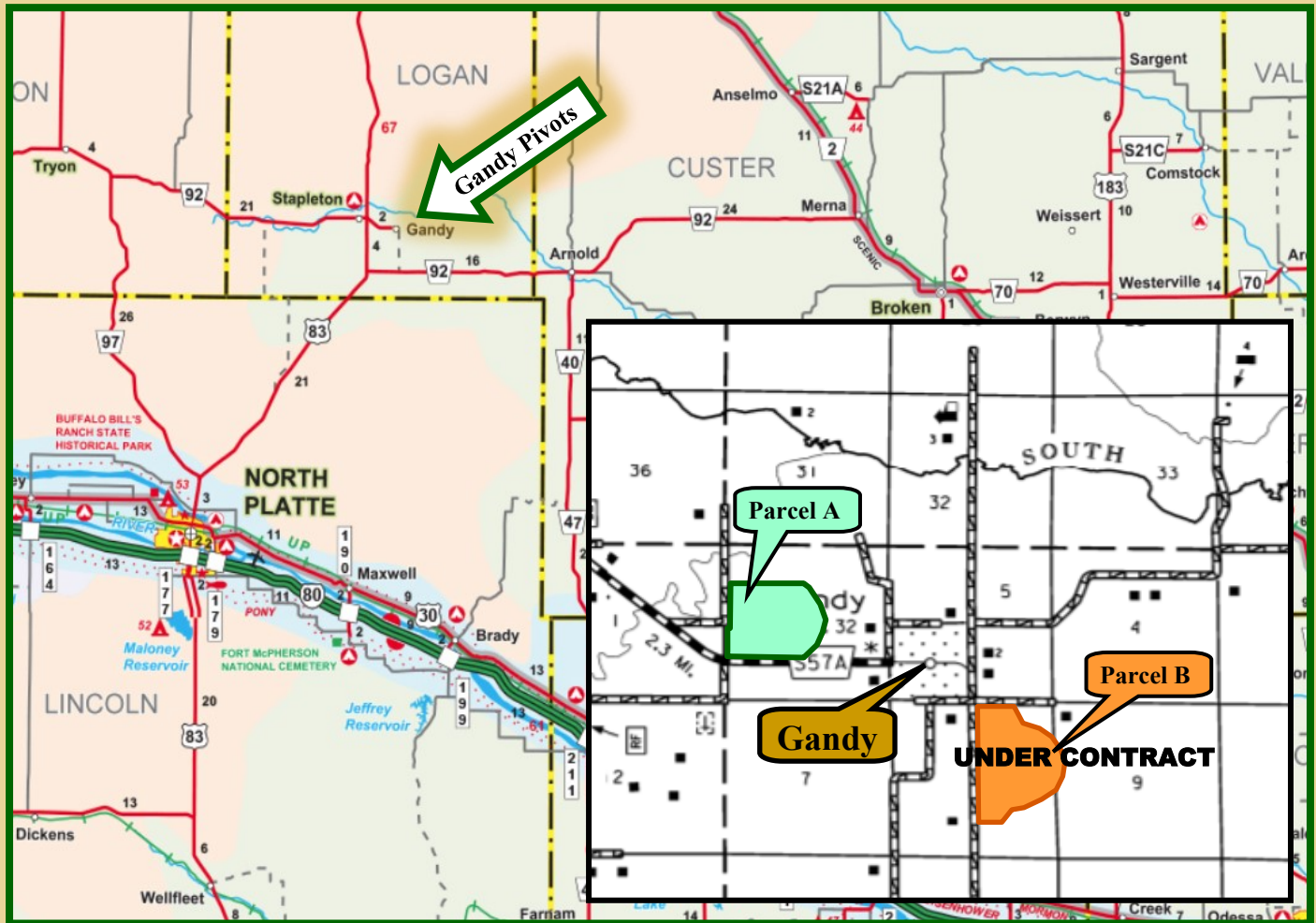
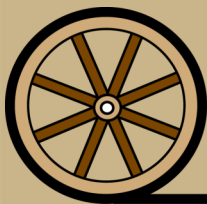


# ***Gandy Pivots***

**Logan County, Nebraska**



*Offered Exclusively By:*



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

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**NORTH PLATTE OFFICE**

P.O. Box 1166

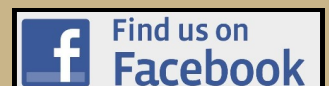
I-80 & US Hwy 83

North Platte, NE 69103

[www.agriaffiliates.com](http://www.agriaffiliates.com)

**(308) 534-9240**

Fax (308) 534-9244



# ***Gandy Pivots***

**Location:** **Gandy Pivots** are located in west central Nebraska at Gandy, 3 miles east of Stapleton and 15 miles west of Arnold. The Pivots are just south of the South Loup River Valley, 30 miles northeast of North Platte.

**Acres & Taxes:** Parcel A: 147 tax assessed, deeded acres. 2019 taxes approximately \$5,290.  
Parcel B: **Under Contract** 196 tax assessed, deeded acres. 2019 taxes approximately \$6,100.

**Land Use:** Parcel A includes 135 acres pivot irrigated; 5 dryland cropland; submersible livestock well.  
Parcel B **Under Contract** has 166 acres pivot irrigated; 36 acres dryland cropland.  
Parcel A does not include FSA Base; Parcel B: 133.6 acres Corn Base @ 104 bu. PLC

**Irrigation:** Parcel A includes well G-166721 (48-foot pumping level) with John Deere diesel motor, generator and 2013 Zimmatic pivot. Parcel B **Under Contract** has well G-038268 (83-foot pumping) with John Deere diesel, generator, plus Zimmatic (2013) and Gifford Hill (windshield) pivots. There are 306 Certified Irrigated Acres in the Upper Loup NRD. Note that fertilizer tanks & pumps, plus Fieldnet system are owned by the Tenant.

**Comments:** The property does not include building improvements. Parcel A: 15% Class II soils; remainder Valentine sand; Parcel B: **Under Contract** 40% Class II&III with remainder Valentine sand. Zimmatic pivots are 2013 models.

**Price:** **New Price** Parcel A: \$700,000 Parcel B: UNDER CONTRACT

**Contact:** **John Childears (308) 539-4450 / [john@agriaffiliates.com](mailto:john@agriaffiliates.com)**

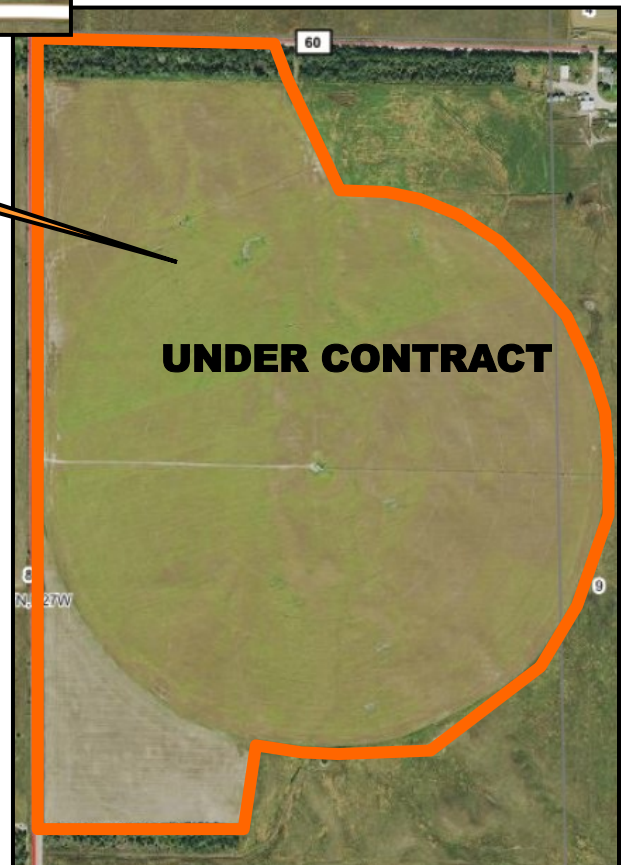
Dallas Dodson, Mike Polk, Brad Atkins, Tony Eggleston  
Don Walker, Bruce Dodson, Chase Dodson, Brian Reynolds  
**Agri Affiliates 308 - 534 - 9240 North Platte, Nebraska**





Parcel A

Parcel B

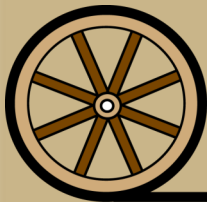


# ***Gandy Pivots***

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