

Trails West Farm & River



Pivot Irrigation - River Hunting

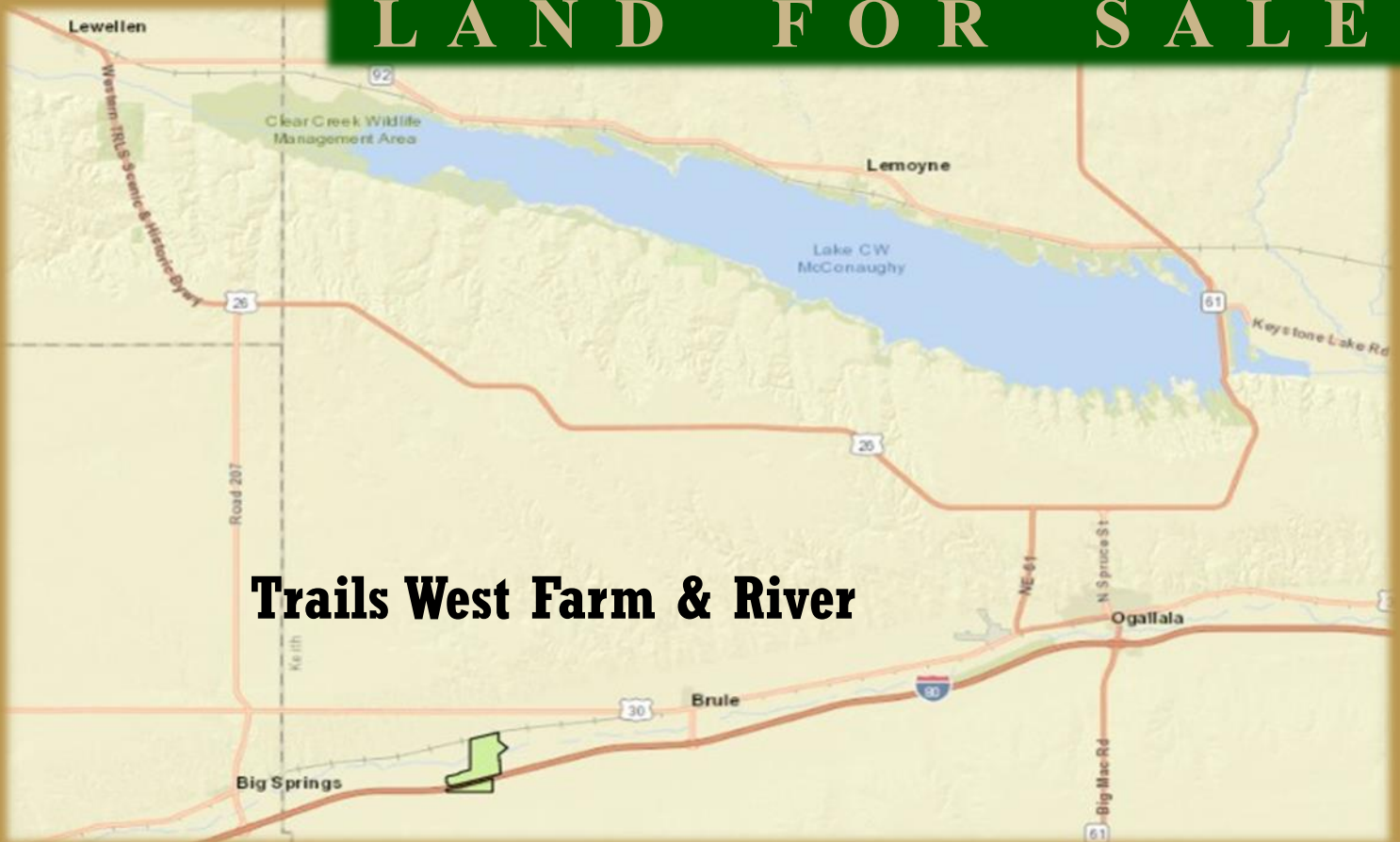


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Providing Farm - Ranch Real Estate Services

LAND FOR SALE



Trails West Farm & River

This select property is a very productive organic farming operation with irrigation. Possession of the cropland is subject to a cash rent lease-contract. Extraordinary opportunity to own a productive farm with waterfowl, upland game, and deer hunting on the South Platte River and located south of Lake McCaughy.

Legal Description: Pt of the E1/2 lying North of I-80 ROW Section 26-T13N-R41W; Pt of SW1/4 lying south of I-80 ROW Section 25-T13N-R41W; SW1/4 Lying S of RROW & TR in S1/2 SE1/4 Lying S of RROW with accretions Section 24-T13N-R41W (PID 263503302), and Tract Lying North of I-80 with accretions Section 25-T13N-R41W (PID 263503700); and Pt of the SE1/4 lying South of I-80 ROW Section 26-T13N-R41W all West of the 6th P.M., Keith County, Nebraska.

Acres & Taxes: 657 tax assessed acres; 2020 tax payable in 2021 - Est. at \$14,115. Acreage by land use: 230.4 acres of irrigated cropland; 182.9 acres of accretion/riverland; 134.9 acres of dryland; 11.8 acres of expired CRP/habitat; 90.8 acres of grass; and 5.8 acres in site and roads.

Price: \$1,870,000

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



Bruce Dodson, AFM
Listing Agent



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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

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CERTIFIED ORGANIC CROP PRODUCTION

Land Use

230.4 acres of pivot and gravity irrigated cropland
134.9 acres of non-irrigated cropland
11.8 acres of expired CRP/habitat



FSA Base & Yields

Crop	Base	PLC Yield
Wheat	21.72	35
Corn	205.24	153
Soybeans	54.77	48
Total	281.73	



Located in the Twin Platte NRD-No pumping restrictions
230 Certified Irrigated Acres

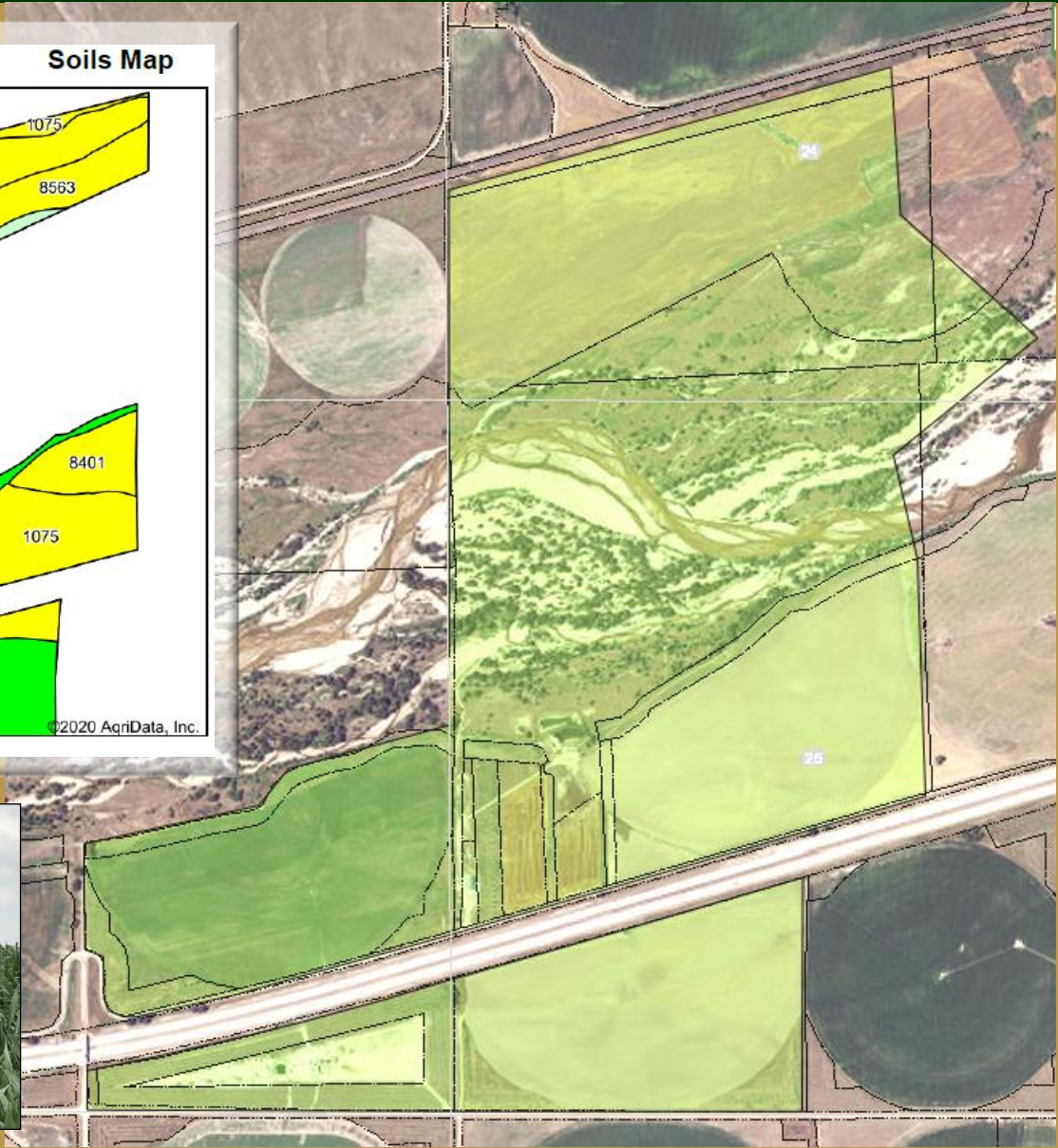
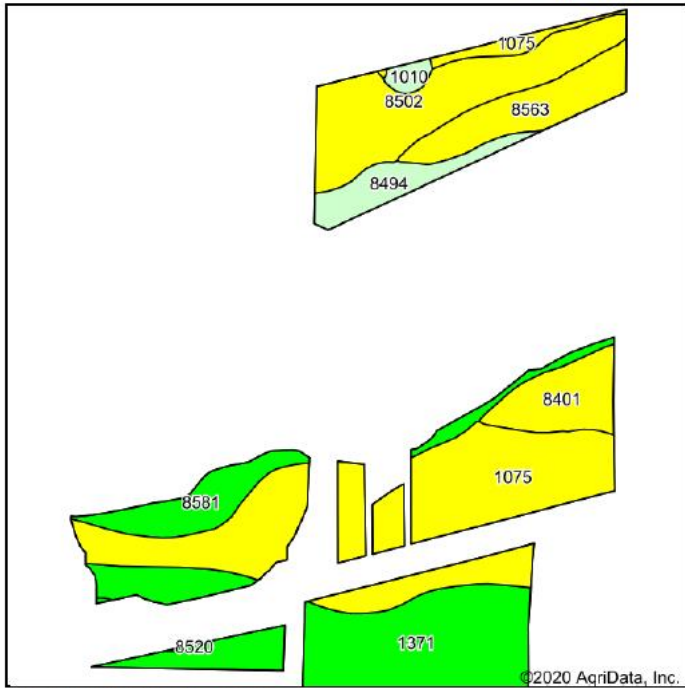
Well Reg. #	Location	Date	GPM	Static	Pumping Level	Well Depth
G-043433	13N 41W 26 NESE	1967	960	8	50	61
G-043435	13N 41W 26 NWSE	1967	639	10	53	75
G-021222	13N 41W 25 NWSW	1966	885	16	56	69
G-043431	13N 41W 25 SWSW	1967	1059	11	51	72
G-128859	13N 41W 25 SWNW	2004	125	14	20	58
G-156468	13N 41W 25 NWSW	2010	48	14	20	70



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CROPLAND SOILS

Soils Map



Area Symbol: NE101, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Irr class Legend	Irr Class *c	Alfalfa hay Irrigated	Corn Irrigated
1075	Norwest loam, 0 to 2 percent slopes	118.16	33.3%		IIIw	6	140
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	88.77	25.0%		IIe	4	112
8502	Lex loam, rarely flooded	53.54	15.1%		IIIw	6	129
8563	Platte loam, occasionally flooded	26.74	7.5%		IVw	4	82
8581	Wann fine sandy loam, rarely flooded	26.14	7.4%		IIw	6	134
8401	Alda fine sandy loam, occasionally flooded	21.69	6.1%		IIIw	5	120
8494	Gothenburg soils, occasionally flooded	15.96	4.5%				
1010	Bankard loamy sand, channeled, frequently flooded	3.31	0.9%				6
8520	Merrick loam, rarely flooded	0.57	0.2%		I	6	150



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RIVER ACCRETION | HUNTING



LAND USE

- * 182.9 acres of accretion/riverland
- * 90.8 acres of grass & trees
- * 11.8 acres of expired CRP/habitat

Over 1/2 mile of river frontage with deeded ownership on both sides of the South Platte River



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SOUTH PLATTE RIVER | WATERFOWL



Located south of the Clear Creek Wildlife Management Area at the west end of Lake McConaughy, one of Nebraska's premier waterfowl hunting areas.



Located within the Nebraska Game & Parks—Platte Unit for Deer



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RECREATION | HUNTING

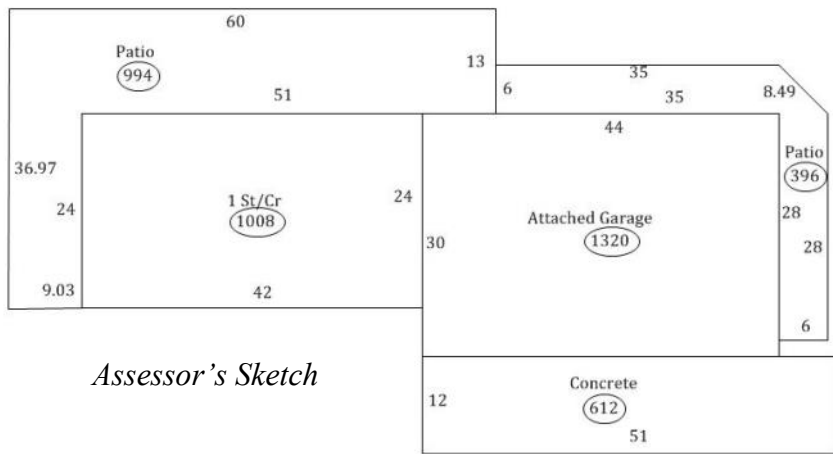


Woodland habitat supports turkey, bobwhite quail, and whitetail deer. Adjacent fields serve as wildlife food plots after harvest.



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HOME/HUNTING LODGE



Home/Hunting Cabin

1,008 sq. ft. frame home with stucco finish,

2 bedrooms, 1 bath, office, and entertainment room.

1,320 sq. ft. attached garage with 2 overhead doors.

Designed for storage of boats, ATV/UTV, and decoys.



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HOME/HUNTING LODGE



One of two duck ponds is located immediately north of the house with water level maintained by water supply on a timer.



Patio on the north side of the cabin/house faces the duck pond.



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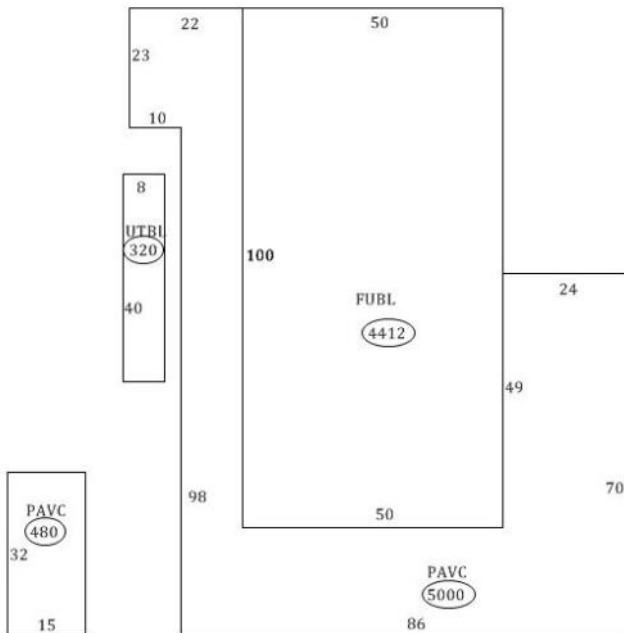
METAL STORAGE BUILDING



5,000 sq. ft., 50'x100' modern storage building with concrete floor.

Well designed layout for the agricultural operations on the property.

Assessor's Sketch



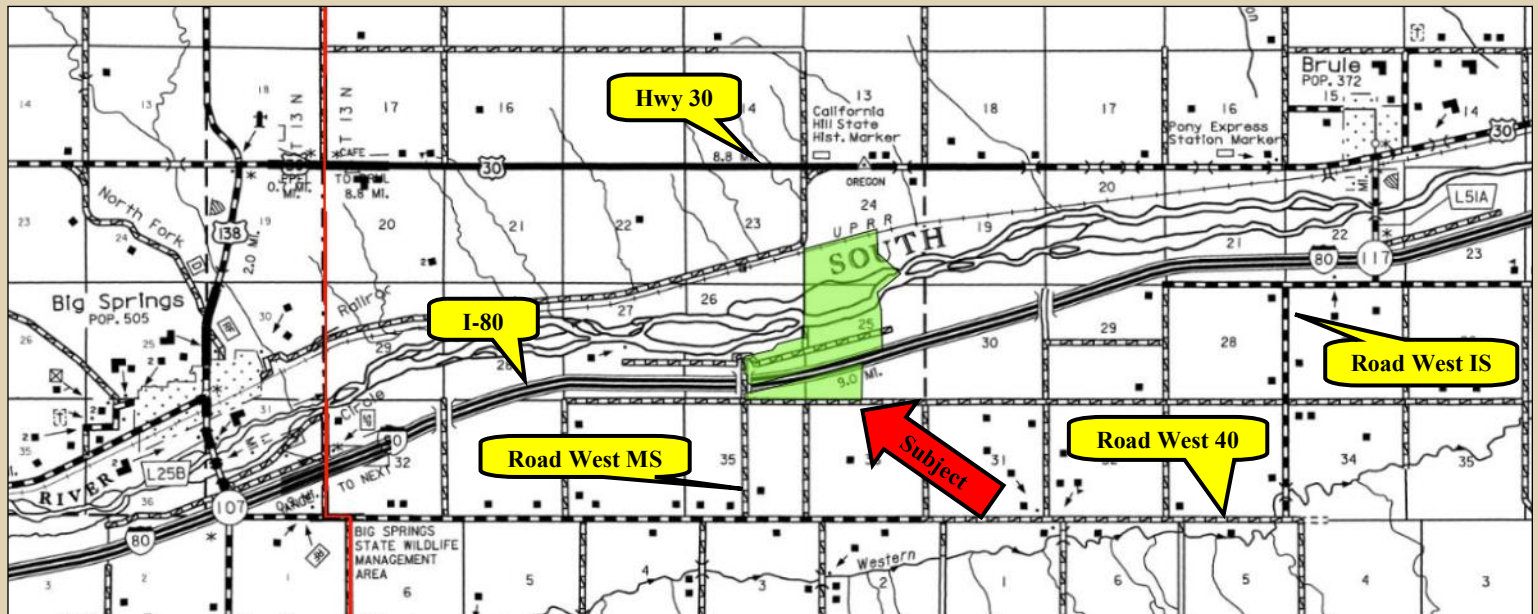
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BUILDING SITE



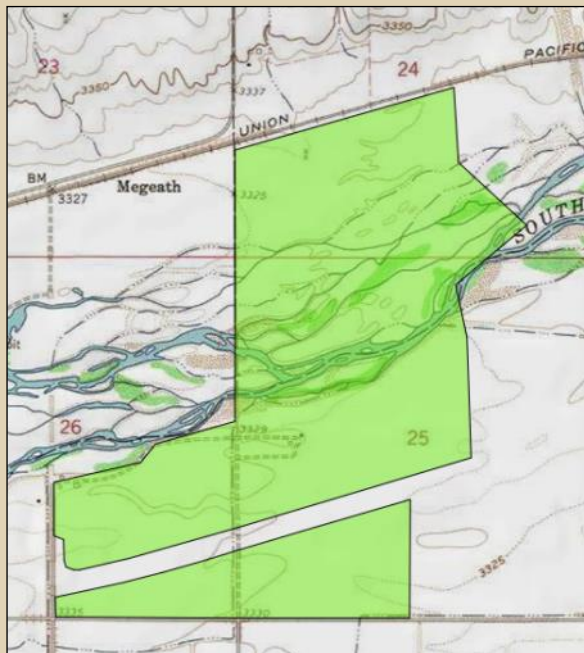
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PROPERTY LOCATION



From the I-80 exchange at Brule, Nebraska: 3/4 mile west, then south 2 miles on Road West IS, then 4.5 west on Road West 40, then north 1 mile to southwest corner of the property.

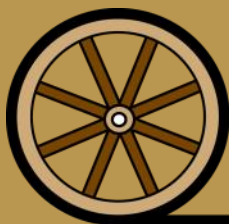
From the I-80 exchange at Big Springs, Nebraska: 4.5 miles east on Road West 40, then north 1 mile to the southwest corner of the property.



Contact me for more information or any questions regarding this property



Bruce Dodson, AFM
Listing Agent
308.539.4455



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