

LAND FOR SALE

WILD HORSE VALLEY PIVOTS



Location: From Brady, Nebraska in Lincoln County, travel 10-1/2 miles north on N. Brady Rd. to Hall Rd., then 1/2 mile west to southeast corner of property.

Legal Description: E1/2NE1/4, SE1/4 Section 20-T14N-R26W; and Pt. W1/2 Section 21-T14N-R26W of the 6th P.M., Lincoln County, Nebraska

Acres: 548 Tax assessed acres in Lincoln County with 308.23 certified irr. ac. in the Twin Platte NRD.

Taxes: 2021 Taxes Payable in 2022: \$13,051.58, Occupation Taxes: \$2,003.50

Land Use: Irrigated - 298 ac.; Grass - 170 ac.; Dry cropland - 54 ac.; Winter Range and Roads - 27 ac.

Water: Well Registrations: G-066297(SW Pvt.; 937GPM), G-066298(NE Pvt.; 860GPM), G-068426 (SE Pvt. Well abandoned, needs replaced) with 308.23 certified irrigated acres in the Twin Platte NRD. Livestock water provided by neighbor's well with annual payment.

Irrigation

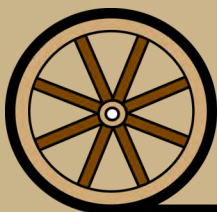
Equipment: SW Pivot: Valley 6000 8 tower pivot, Cummins diesel engine, 10Kw generator, Randolph 125Hp gearhead, Sargent pump; SE Pivot: Valley 10 tower pivot; NE Pivot: T&L 7 tower pivot, propane engine, Amarillo 100Hp gearhead, Peerless pump.

Price: \$1,250,000 with possession on closing.

Contact: Bruce Dodson, Listing Agent - 308.539.4455 - bruce@agriaffiliates.com
Chase Dodson, Mike Polk, Bonnie Downing, Brad Atkins, Don Walker, Dallas Dodson, Brian Reynolds



Bruce Dodson, AFM
Listing Agent



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NORTH PLATTE

P.O. Box 1166

401 Halligan Dr.

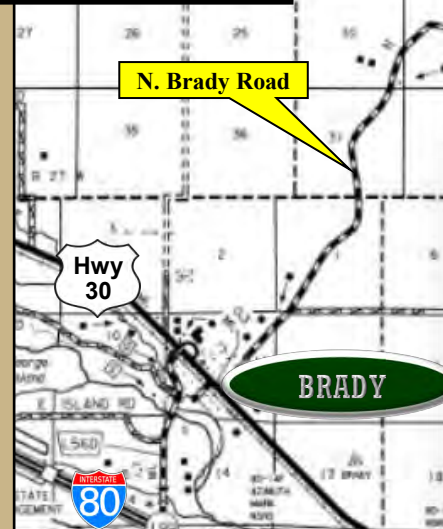
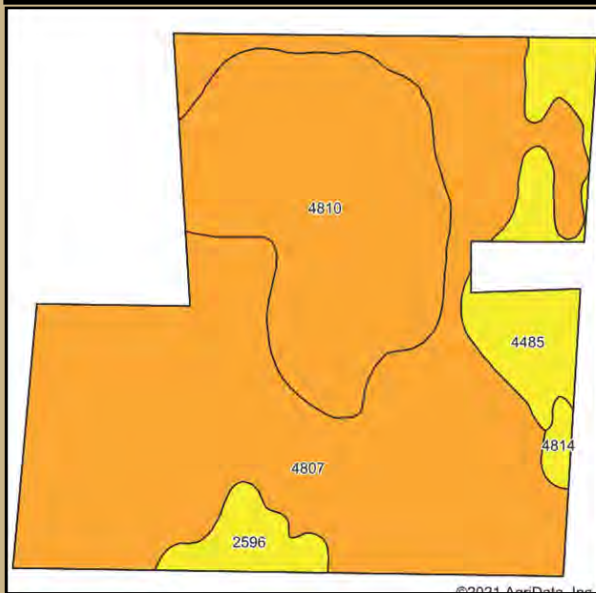
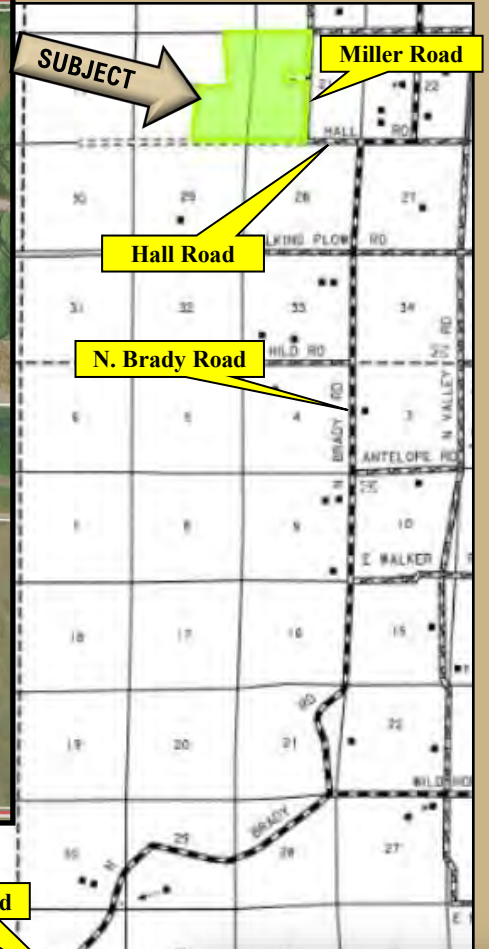
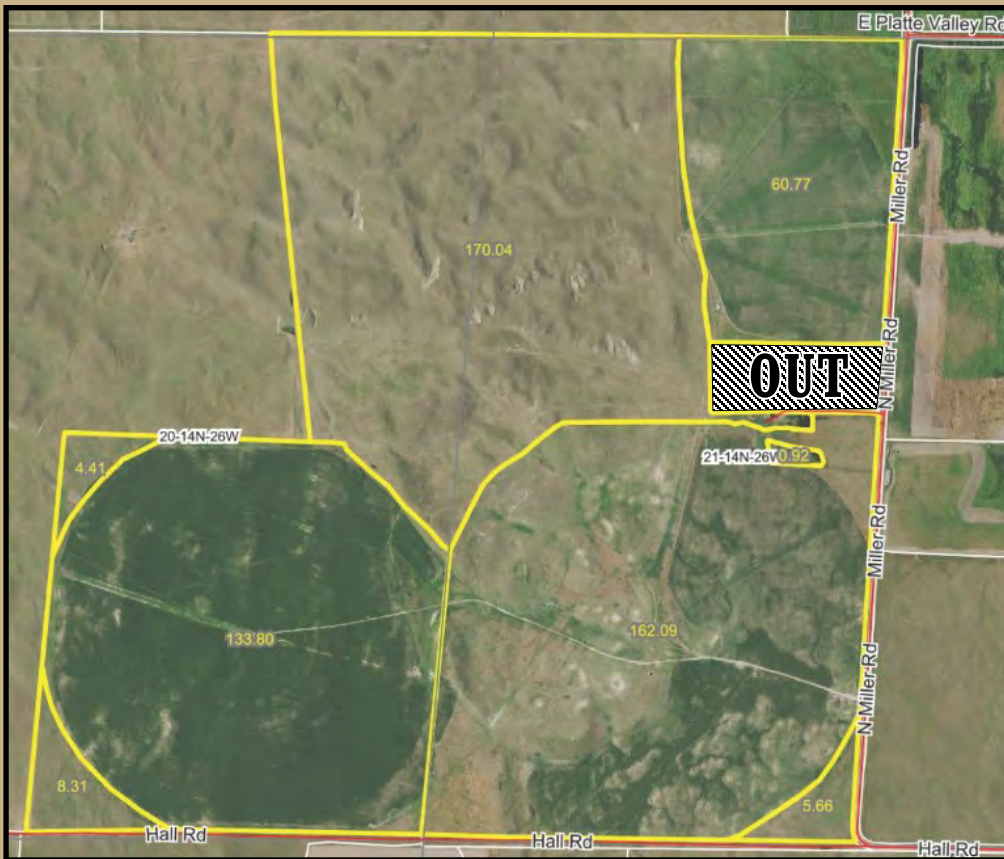
North Platte, NE 69103

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(308) 534-9240

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.





Area Symbol: NE111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	330.51	60.2%		Vle		2265	16		
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	150.12	27.3%		Vle		2262	6		
4485	Dunday loamy fine sand, 0 to 3 percent slopes	45.60	8.3%		Ive		2440	30	2	12
2596	Hersh fine sandy loam, 3 to 6 percent slopes	18.25	3.3%		IIle	IIle	2579	56	3	16
4814	Valentine loamy fine sand, 0 to 3 percent slopes	4.58	0.8%		Ive	Ive	2329	29	1	91
Weighted Average							2289.7	15.9	0.3	2.3

“Big Enough to Serve You; Small Enough to Know You!”