

LAND FOR SALE

479.39 Acres | Pivot-Irrigated Cropland



Chase Dodson

Western Keith County Pivots in the South Platte River Valley



Don Walker

TWIN PLATTE NRD - NO WATER ALLOCATION!

Property located in a strong farming community and is extremely productive with good soils.
Great investment opportunity or addition to your current farming operation.

FOR MORE INFORMATION CONTACT LISTING AGENTS:

CHASE DODSON 308.520.1168 | chase@agriaffiliates.com

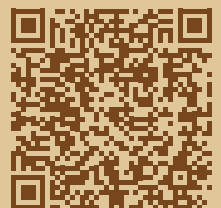
DON WALKER 308.764.7175 | donw@agriaffiliates.com

Bruce Dodson, Mike Polk, Jerry Weaver, Bonnie Downing



Offered exclusively by:

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



North Platte, NE • **AgriAffiliates.com** • 308.534.9240

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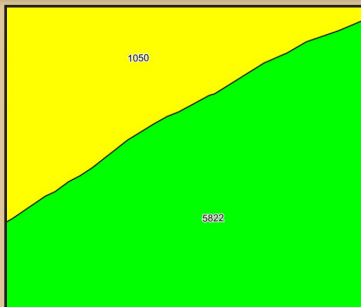
PROPERTY INFORMATION

PARCEL 1

LEGAL DESCRIPTION:	NW ¼ Sec 28-T13N-R40W of the 6th P.M., Keith County, Nebraska
ACRES & TAXES:	159.99 tax assessed acres; 2021 RE taxes payable in 2022 \$5,096.24; Occupation taxes: \$873.14
WATER:	NE Reg: G-115297; 134.329 certified irrigated acres. Twin Platte NRD Well Depth: 180' Pump Depth: 80'
PRICE:	\$1,100,000.00
EQUIPMENT:	2018 Aluminum Reinke 8-Tower pivot; 135 hp Isuzu Engine & Fuel Tank.
FSA INFORMATION:	156.32 Cropland Acres; Corn Base: 89.8 ac. at 162 bu./ac. PLC yield; Soybean Base: 2.9 ac. at 13 bu./ac. PLC yield
SOILS:	63.7% Class III Lexsworth Loam, 23.5% Class II Chappell-Alice-Broadwater Complex, 12.8% Class III Norwest Loam
POSSESSION:	Subject to a current farm lease expiring March 1, 2023

PARCEL 2

LEGAL DESCRIPTION:	SW ¼ Sec 28-T13N-R40W of the 6th P.M., Keith County, Nebraska
ACRES & TAXES:	159.59 tax assessed acres; 2021 RE taxes payable in 2022 \$4,995.72; Occupation taxes: \$823.41
WATER:	Current Used Well - NE Reg: G-001937, NE Reg: G-024746; 126.678 certified irrigated acres. Twin Platte NRD Well Depth: 180' Pump Depth: 100'
PRICE:	\$1,100,000.00
EQUIPMENT:	2015 Galvanized Steele Reinke 8-Tower pivot; 50 hp US Electric Motor.
FSA INFORMATION:	156.31 Cropland Acres; Corn Base: 103.5 ac. at 162 bu./ac. PLC yield; Soybean Base: 2.3 ac. at 13 bu./ac. PLC yield.
SOILS:	62.6% Class I Duroc Loam, 37.4% Class III Lexsworth Laom
POSSESSION:	Subject to a current farm lease expiring March 1, 2023



PROPERTY INFORMATION

PARCEL 3

LEGAL DESCRIPTION: NW ¼ Sec 33-T13N-R40W of the 6th P.M.,
Keith County, Nebraska

ACRES & TAXES: 159.81 tax assessed acres; 2021 RE taxes payable in 2022 \$5,016.80; Occupation taxes: \$822.53

WATER: NE Reg: G-020812; 126.543 certified irrigated acres. Twin Platte NRD

Well Depth: 171' | Pump Depth: 110'

PRICE: \$1,100,000.00

EQUIPMENT: 2011 Galvanized Steele Reinke 7-Tower pivot;
60 hp US Electric Motor.

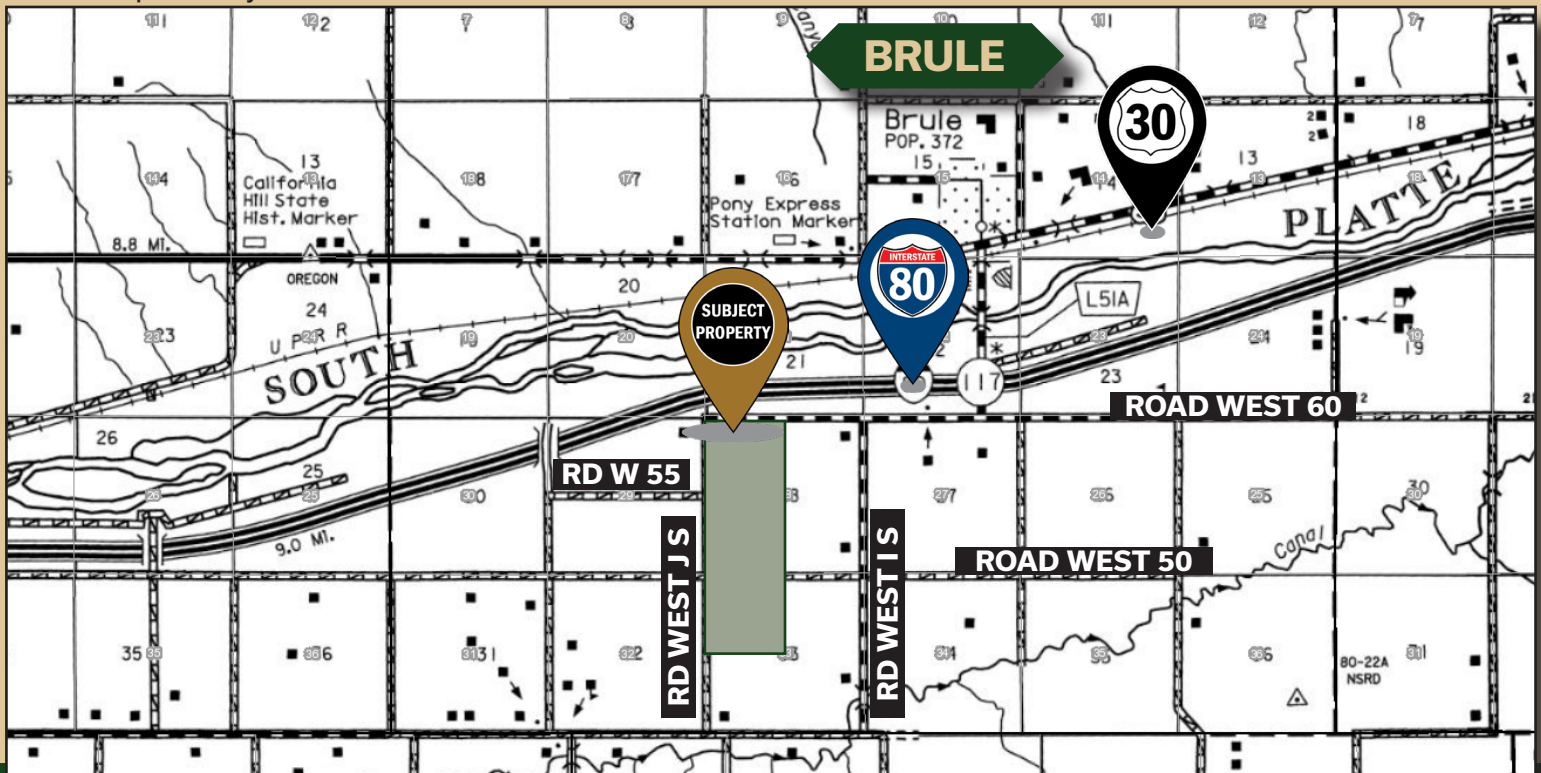
FSA INFORMATION: 154.14 Cropland Acres; Corn Base: 89.6 ac. at 162 bu./ac. PLC yield; Soybean Base: 3.0 ac. at 13 bu./ac. PLC yield.

SOILS: 69.8% Class I Duroc Loam, 30.2% Class II Bayard very fine Sandy Loam

POSSESSION: Subject to a current farm lease expiring March 1, 2023



DIRECTIONS TO PROPERTY: from the I-80 intersection south of Brule travel south .2 miles to Road West 60, then travel west 1.25 miles on Road West 60 to the North East corner of Parcel 1. Parcel 2 & 3 sit directly south respectively.



**REAL ESTATE SALES • LAND AUCTIONS
APPRAISALS • PROPERTY MANAGEMENT**



Seller: Pat and Jean-Marie Struckman



North Platte, Nebraska
308.534.9240

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