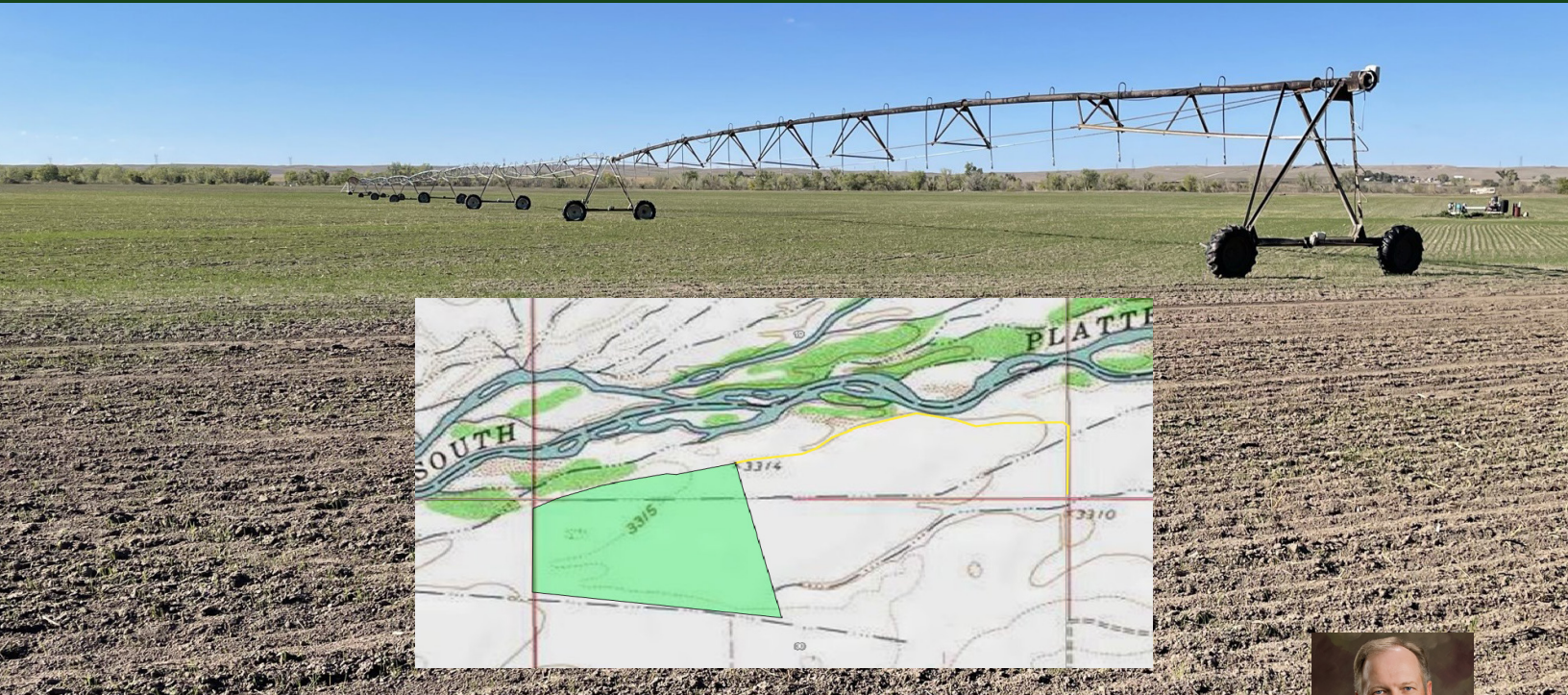


LAND FOR SALE



South Platte River Pivot

Keith County, Nebraska



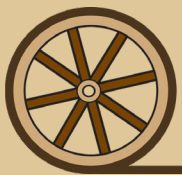
Bruce Dodson, AFM
bruce@agriaffiliates.com

TWIN PLATTE NRD - NO WATER ALLOCATION!

*Certified organic crop production with prime waterfowl hunting.
Great location for your goose pits.*

FOR MORE INFO CONTACT LISTING AGENT: BRUCE DODSON, AFM | 308.539.4455
Chase Dodson, Don Walker, Brian Reynolds, Mike Polk, Bonnie Downing

Offered exclusively by:



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

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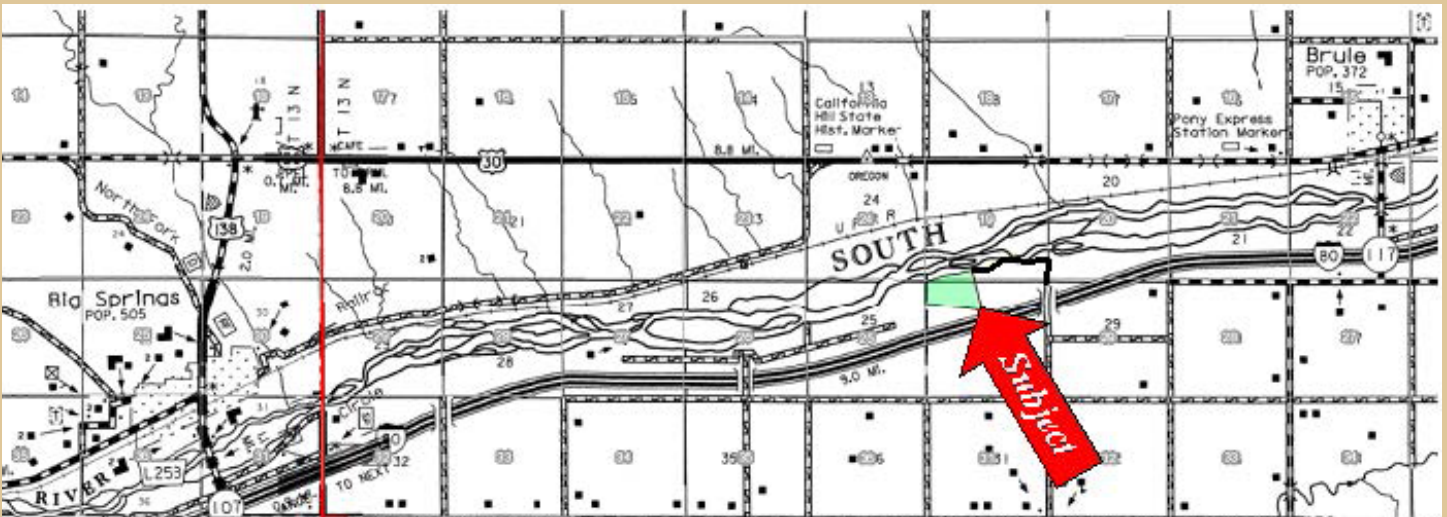
PROPERTY INFORMATION



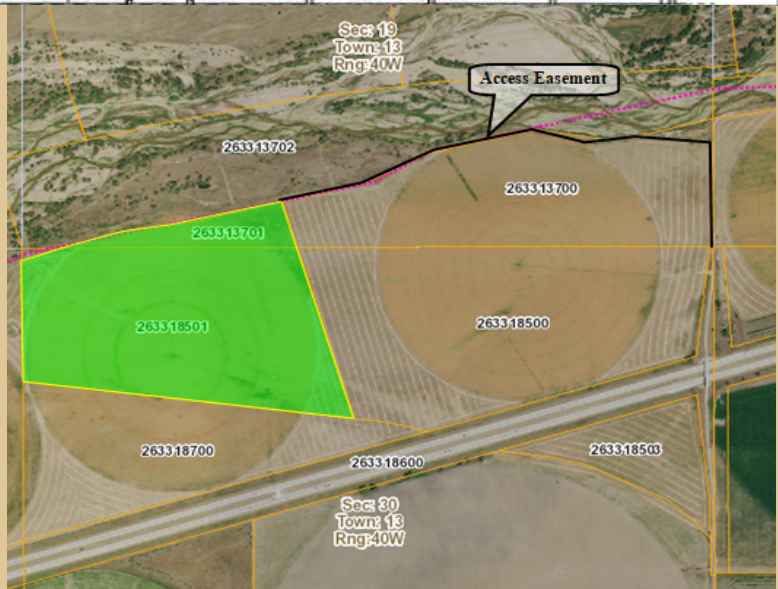
- LOCATION:** From the Brule I-80 Exit, go south to Road West 60 then turn east and drive 2.2 miles (the road curves south after 1.8 miles). Turn and go west onto Road West 55 for 1 mile. Turn north onto Road West Ks for about a mile. The remainder of the trip will be via easement trail road towards the west.
- LEGAL DESCRIPTION:** Keith County Assessor's PID# 263313701 and #263318501, AKA a tract lying south of river in SW1/4 19-13-40 and a tract in NW1/4 lying north of the south line of Theaton & McGrath irrigation ditch in 30-13-40, all West of the 6th P.M.
- WATER:** NE Reg: G-007346, 1,000 gpm at 28'; 62.2 Certified Irrigated Acres with the Twin Platte NRD.
- ACRES & Taxes:** 78.13 Tax Assessed Acres; 2021 Taxes Payable in 2022: \$2,528.76
- PRICE:** \$445,000.00
- EQUIPMENT:** 1-Electric center pivot, natural gas engine with radiator and clutch, 10Kw generator, Johnson 60 Hp gear head, and Sargent pump.
- FSA Information:** 75.02 Cropland Acres; Corn base: 40.98 ac. @ 153 bu./ac. PLC yield; Soybean base: 10.94 ac. @ 48 bu./ac. PLC yield; and Wheat base: 4.34 ac. @ 35 bu./ac. PLC yield.
- POSSESSION:** Possession of the property shall be delivered to purchaser at closing, subject to the following leases and tenancies: a 3-year farm lease for organic crop production and expiring on February 28th, 2023.
- COMMENTS:** Unique opportunity to own a Certified Organic farm with excellent goose hunting.

MAPS & ACCESS

The property is located between I-80 and the South Platte River



The organic cropland can serve a dual purpose of food plots for wildlife, especially goose hunting from pits.



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Tony Eggleston, ARA
Broker / President
Appraiser



Bruce Dodson, AFM
Sales
Farm & Ranch Mgmt



Chase Dodson
Sales
Farm & Ranch Mgmt



Bonnie Downing, ARA
Appraiser / Sales



Jerry Weaver, AFM
Sales
Farm & Ranch Mgmt



Mike Polk
Sales



Brian Reynolds
Sales
Farm & Ranch Mgmt



Don Walker
Sales



Brad Atkins
Sales



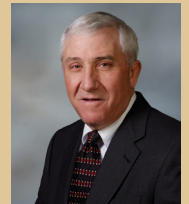
Dallas Dodson
Sales



Dave Masek
Sales



Dan Muirhead
Sales



Roger D Luehrs, DVM
Sales

Kearney Office | 308.234.4969



Bart Woodward, ARA
Broker
Appraiser / Sales
Farm & Ranch Mgmt



Bryan Danburg
Sales
Agronomic Consultant
Farm & Ranch Mgmt



Mike Wilken
Appraiser / Sales



Adam D Pavelka, JD
Broker / Sales
Farm & Ranch Mgmt

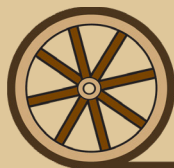


Jeffrey D Parr
Sales
Farm & Ranch Mgmt

Hastings Office | 402.519.2777



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