

LAND FOR SALE



Big Springs Farm DEUEL COUNTY, NEBRASKA

Parcel 1: 159 ± Acres | Parcel 2: 158 ± Acres
Two (2) Quarters with Excellent Access



Mike Polk



Don Walker

LISTING AGENTS:

MIKE POLK | C: 308.539.4446 | E: Mike@AgriAffiliates.com

DON WALKER | C: 308.764.7175 | E: DonW@AgriAffiliates.com

Bruce Dodson, Chase Dodson, Bonnie Downing, Jerry Weaver

**View Full Brochure
& Listing**



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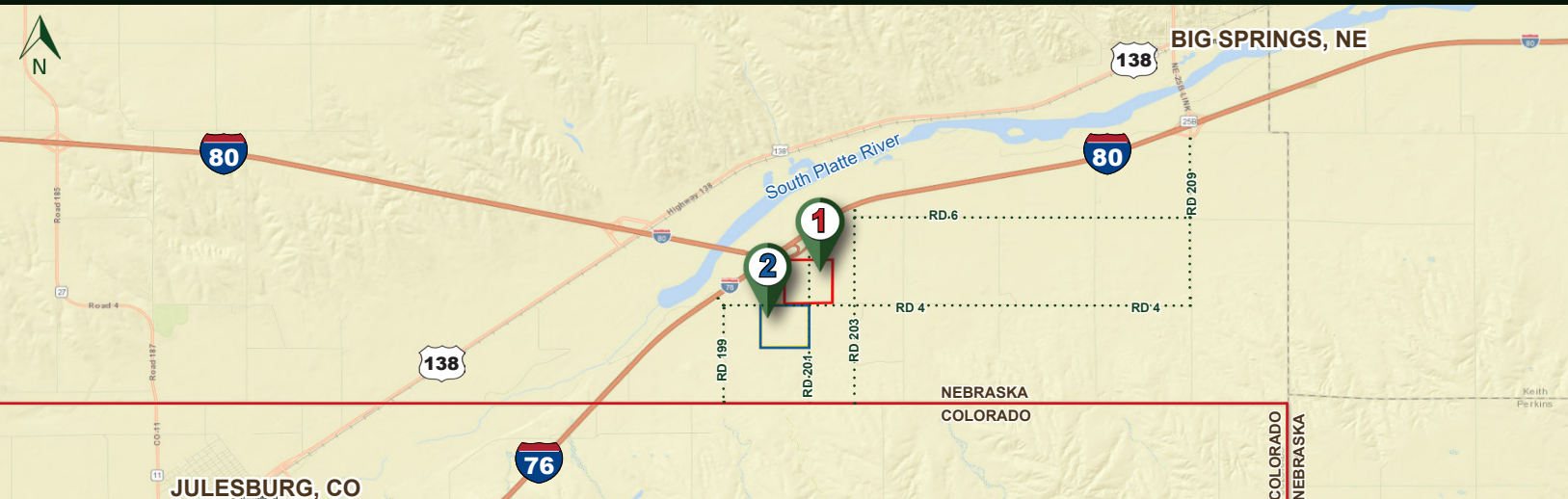
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Providing Farm & Ranch Real Estate Services

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PROPERTY INFORMATION



PARCEL 1:		PARCEL 2:
LOCATION:	2 miles South of I-80 off Big Springs Exit and 4 miles West on County Road 4.	
LEGAL DESCRIPTION:	East ½ of the SE ¼ of Section 7; West ½ of the SW ¼ of Section 8 - T12N - R42W <i>*Of the 6th P.M. Deuel County, Nebraska.</i>	Northeast ¼ of Section 18-T12N-R42W <i>*Of the 6th P.M. Deuel County, Nebraska.</i>
ACRES & TAXES:	159.65 tax assessed acres 2022 taxes payable in 2023 \$4,395.22	158.65 tax assessed acres 2022 taxes payable in 2023 \$3,575.80
WATER RIGHTS:	151.8 Certified Irrigated Acres, along with 159 Acres Western Canal Water rights.	76.1 Certified Irrigated Acres North of the Canal, along with 71 Acres Western Canal Water rights. * 23.5 Inactive Certified Irrigated Acres South of the Canal.
LAND USE:	Pivot Irrigated cropland, currently planted to corn.	Flood irrigated cropland, planted to corn and dryland planted to wheat/fallow rotation.
IRRIGATION:	Pivot Irrigated with a 7-tower Zimmatic pivot, 60 HP Electric Motor and Western Land Roller pump. There is a second well on the North side of the quarter with under ground pipe that provides water to the corners. It has a 40 HP electric motor and Western Land Roller pump. NE Well Reg G-055444 & G-015543	There is one irrigation well on the West side of the quarter that provides water for the flood irrigated ground. The well has a 7.5 HP Electric Motor and Western Land Roller pump, which was set up to pump 970 GPM. NE Well Reg G015541 & G-015542 (inactive)
FSA:	Parcels 1 and 2 are currently combined as follows: 305.6 Ac. Cropland; 25.7 Ac. Wheatbase @ 37 Bu. PLC yield; 245 Ac. Corn Base @ 140 Bu. PLC yield.	
IMPROVEMENTS:	In Parcel 2, there is a 4.16 AC building site in the SE corner of the property with an older house and miscellaneous outbuildings.	
COMMENTS:	* 23.5 Inactive Certified Irrigated Acres can be reactivated upon South Platte NRD review and approval.	
PRICE:	Parcel 1: \$1,000,000.00	Parcel 2: \$500,000.00

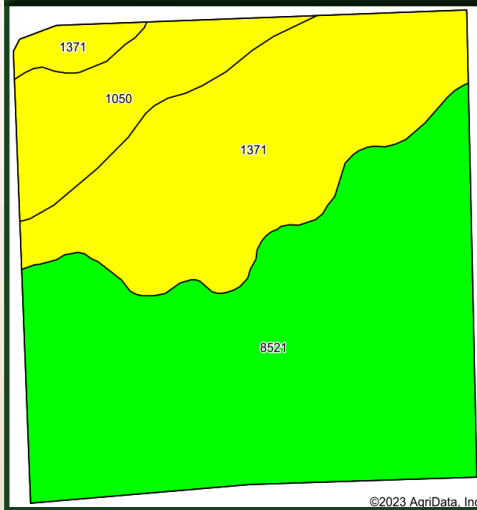
PARCEL 1 AERIAL MAP



PARCEL 2 AERIAL MAP



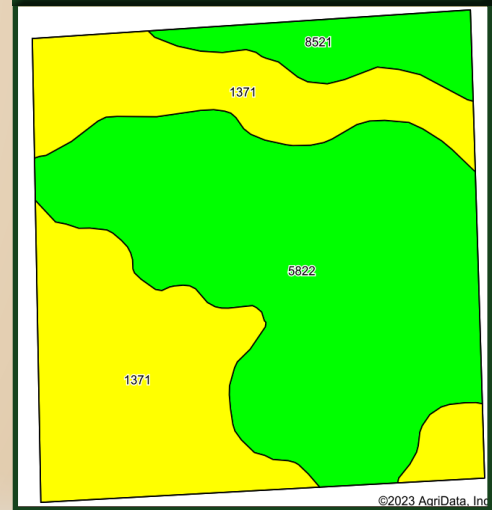
PARCEL 1 SOILS MAP



SOILS:

- 56% Class I Merrick Sandy Clay Loam
- 33.1% Class II Chappel-Alice-Broadwater Complex
- 10.9% Class III Lexworth Loam

PARCEL 2 SOILS MAP

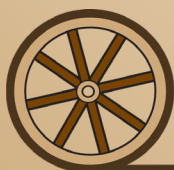


SOILS:

- 57.8% Class I & II Duroc Loam & Merrick Sandy Clay Loam
- 42.1% Class II & III Chappel-Alice-Broadwater Complex



*Excellent Soils with an
Abundance of Water Access*



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