

# LAND FOR SALE



## Lewellen Pivot

160 ± ACRES IRRIGATED CROPLAND | GARDEN COUNTY, NEBRASKA



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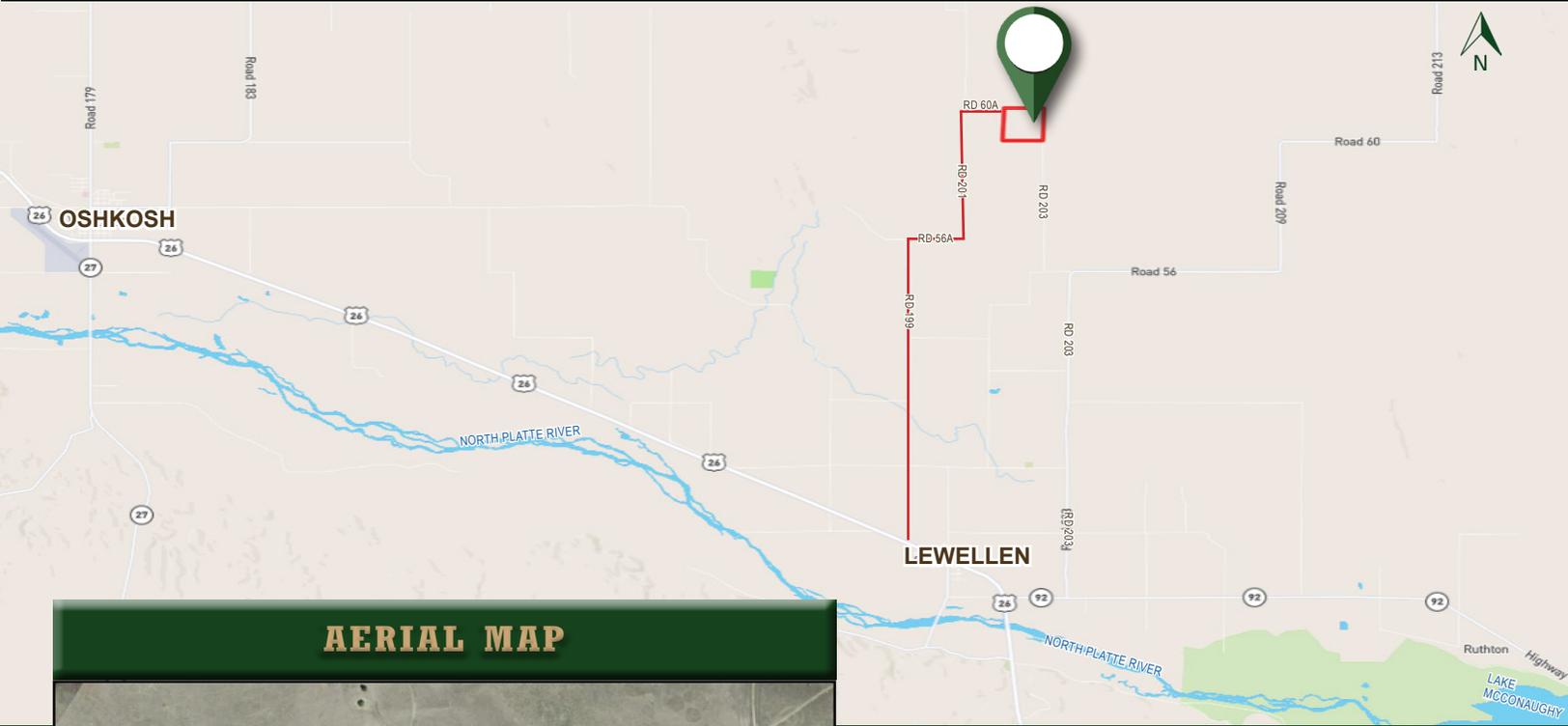
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## PROPERTY INFORMATION

<b>LEGAL DESCRIPTION:</b>	SE¼ Section 23-T17N-R42W <i>*West of the 6th P.M. in Garden County, NE</i>
<b>LOCATION &amp; ACCESS:</b>	8 ½ miles NE of Lewellen, NE with direct access to the property from County Road 60A.
<b>ACRES &amp; TAXES:</b>	160.96 Tax-Assessed Acres 2022 Taxes payable in 2023: \$3,109.06
<b>LAND USE:</b>	Currently used for feed production. Triticale or forage wheat planted in the fall with Sudan planted in late June. Currently planted with forage wheat.
<b>NRD:</b>	North Platte Natural Resource District
<b>IRRIGATION &amp; EQUIPMENT:</b>	Nebraska Well Registration: G-055368. 132.1 Certified Irrigated acres in the North Platte NRD. Well is drilled to 219'; 114' Static Water Level; pumping from 150' to 176'. Currently, will produce 425gpm and late season will go to 350-375gpm. 7-Tower Zimmatic Pivot with low pressure drops. Newer 75hp electric motor and Sargent Irrigation pump.
<b>SOILS:</b>	20% Class III Sarben Loamy fine sands; 61.6% Class IV Valentine find sands; 18.4% Class VI Sulco-McConaughy loams (due to slope).
<b>BUILDING SITE:</b>	There is an old building site with an uninhabitable trailer house and an old barn in the northwest corner, along with a submersible well. The building site has a good tree claim and provides excellent deer and antelope hunting in the area.
<b>PRICE:</b>	<b>\$500,000.00</b>



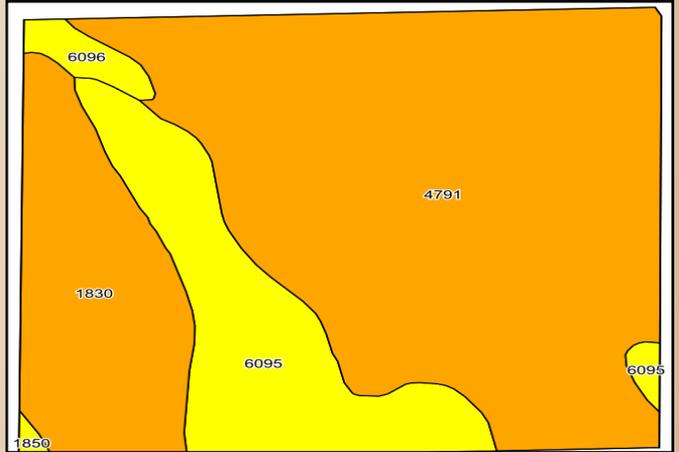
# LOCATION & MAPS



## AERIAL MAP



## SOILS MAP



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	Range Production (lbs/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Irrigated Bu	Dry beans Irrigated Bu	Winter wheat Bu
4791	Valentine fine sand, 3 to 9 percent slopes	99.05	61.6%		Vle	IVe	2374	22	1	3	85		
6095	Sarben loamy fine sand, 3 to 6 percent slopes	29.31	18.2%		IVe	IIle	2455	46	1	4	112	3	28
1830	Sulco-McConaughy loams, 9 to 30 percent slopes	28.98	18.0%			Vle	1707	38			8	2	2
6096	Sarben loamy fine sand, 6 to 9 percent slopes	2.86	1.8%		IVe	IIle	2490	44	1	4	104		25
1850	Sulco-McConaughy complex, 3 to 6 percent slopes, eroded	0.56	0.3%		IVe	IIle	1326	48		5	121		29

*Excellent Deer & Antelope  
Hunting in the area...*



**The current owner has used this pivot to produce Triticale (a hybrid of wheat and rye), Forage Wheat and Sudan, for his cow herd.**

**It has produced 4 ½ to 5 tons this past year and is presently planted to Forage Wheat for the upcoming year.**



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