

LAND FOR SALE



North Maxwell Rd Pivots

318 ± ACRES | LINCOLN COUNTY, NEBRASKA

2 Productive Pivots
**Irrigated Cropland without
pumping restrictions and native hay production.**



Bruce Dodson, AFM

LISTING AGENT:

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**View Full Brochure
& Listing**



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Providing Farm & Ranch Real Estate Services

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PROPERTY INFORMATION

LOCATION:

From North Platte: 19 miles north on US Hwy 83, 5 miles East on E Garfield Table Rd., and 5 miles south on North Maxwell Rd.

From Maxwell: 16 miles north on North Maxwell Road, then 1 mile east on Nieden Road to the property.

LEGAL DESCRIPTION:

N1/2 Section 7-T15N-R27W

**West of the 6th P.M. in Lincoln County, Nebraska.*

ACRES & TAXES:

318.20 Tax-assessed acres

2022 RE taxes payable in 2023: \$9,685; Occupation taxes \$1,572.35

SOILS:

The majority of the soils consists of Valentine fine sand and Hersh fine sandy loam soils.

WATER RIGHTS:

241.9 Certified Irrigated Acres in the Twin Platte NRD with no pumping restrictions. Well registrations G-172704 and G-172703.

EQUIPMENT:

2-Zimmatic center pivots, 2-Amarillo gearheads, 2-pumps, 2-Case power units with generators and fuel tanks.

POSSESSION:

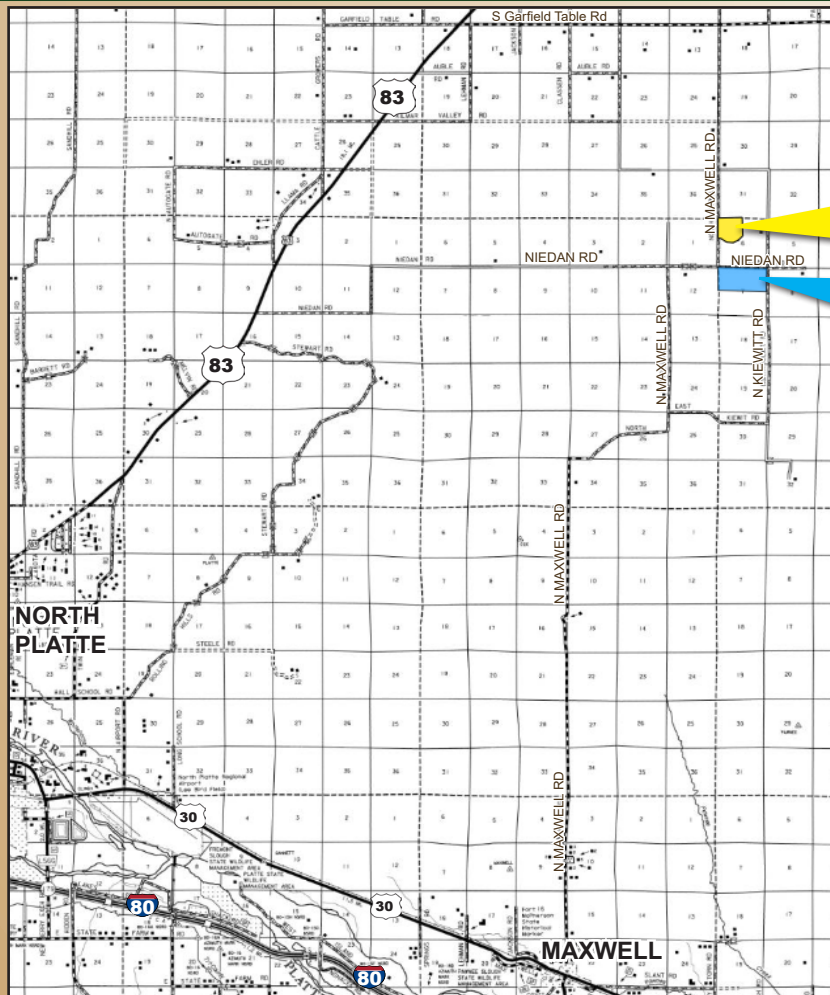
At closing.

LAND USE:

The property includes 241.9 acres of pivot irrigated cropland, 45 acres of upland hay, and 25 acres of trees and wildlife habitat.

PRICE:

\$1,690,000.00

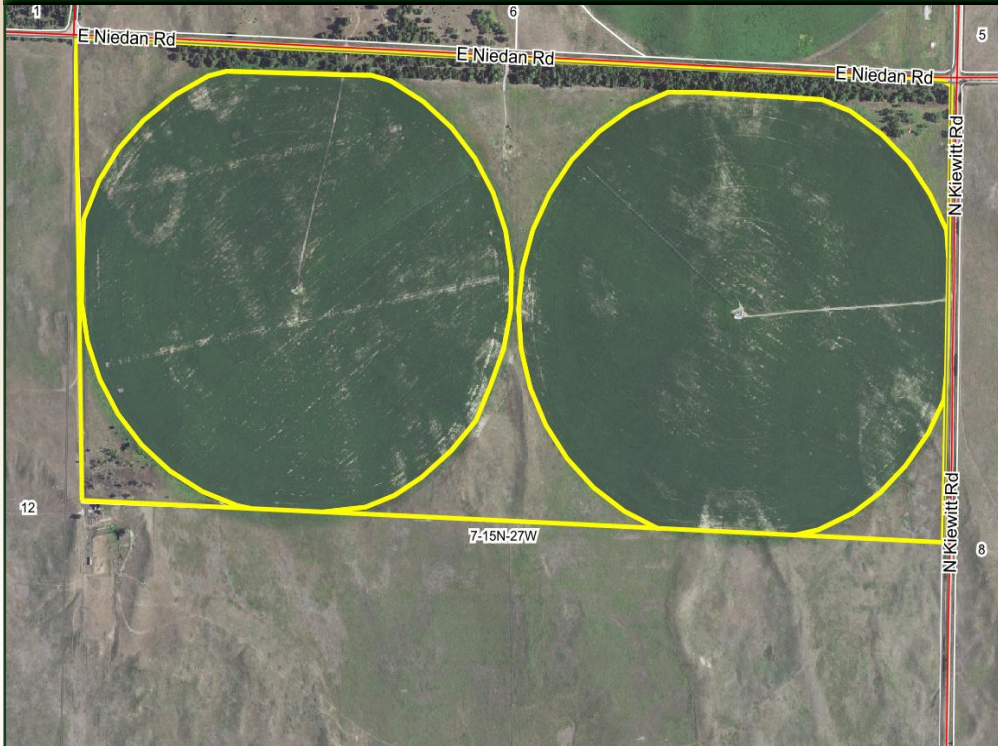




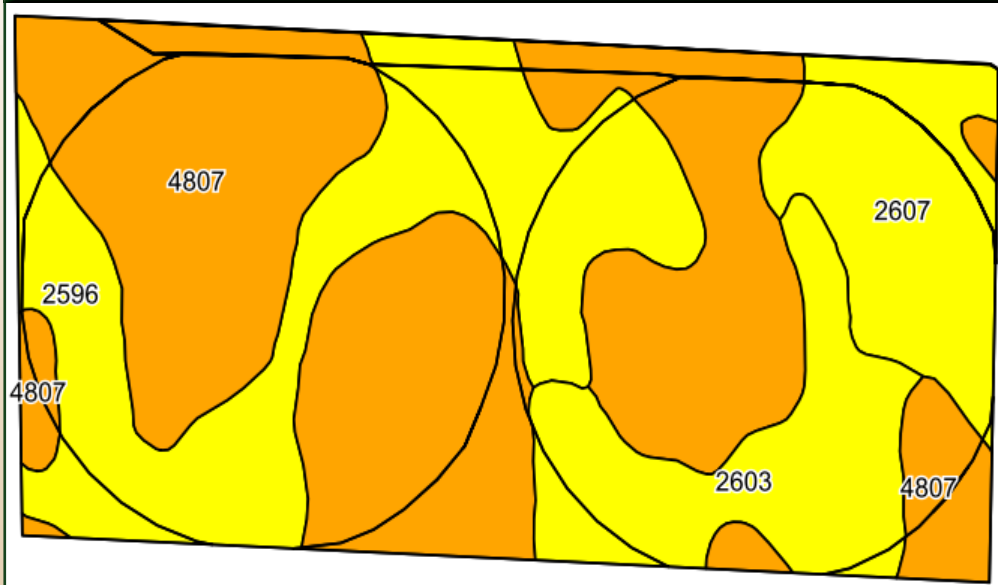
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PROPERTY MAPS

AERIAL MAP



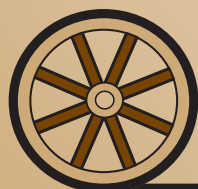
SOIL MAP



Area Symbol: NE111, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	160.02	51.3%		Vle	
2596	Hersh fine sandy loam, 3 to 6 percent slopes	77.35	24.8%		IIle	IIle
2603	Hersh-Anselmo fine sandy loams, 1 to 3 percent slopes	38.99	12.5%		IIle	Ile
2607	Hersh-Valentine loamy fine sands, 0 to 6 percent slopes	35.27	11.3%		IVe	IVe





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