



LAND FOR SALE

This aerial map shows a rural landscape with a grid of roads. The roads are labeled as follows:

- Vertical Roads (from left to right):** 4500 AVE, 4510 AVE, 4520 AVE, 4530 AVE, 4540 AVE, 4550 AVE, 4560 AVE, 4570 AVE, 4580 AVE, 4590 AVE, 4600 AVE, 4610 AVE, 4620 AVE, 4630 AVE, 4640 AVE, 4650 AVE, 4660 AVE, 4670 AVE, 4680 AVE, 4690 AVE, 4700 AVE, 4710 AVE, 4720 AVE, 4730 AVE, 4740 AVE, 4750 AVE, 4760 AVE, 4770 AVE, 4780 AVE, 4790 AVE, 4800 AVE, 4810 AVE, 4820 AVE, 4830 AVE, 4840 AVE, 4850 AVE, 4860 AVE, 4870 AVE, 4880 AVE, 4890 AVE, 4900 AVE, 4910 AVE, 4920 AVE, 4930 AVE, 4940 AVE, 4950 AVE, 4960 AVE, 4970 AVE, 4980 AVE, 4990 AVE, 5000 AVE.
- Horizontal Roads (from top to bottom):** 8500 RD, 8510 RD, 8520 RD, 8530 RD, 8540 RD, 8550 RD, 8560 RD, 8570 RD, 8580 RD, 8590 RD, 8600 RD, 8610 RD, 8620 RD, 8630 RD, 8640 RD, 8650 RD, 8660 RD, 8670 RD, 8680 RD, 8690 RD, 8700 RD, 8710 RD, 8720 RD, 8730 RD, 8740 RD, 8750 RD, 8760 RD, 8770 RD, 8780 RD, 8790 RD, 8800 RD, 8810 RD, 8820 RD, 8830 RD, 8840 RD, 8850 RD, 8860 RD, 8870 RD, 8880 RD, 8890 RD, 8900 RD, 8910 RD, 8920 RD, 8930 RD, 8940 RD, 8950 RD, 8960 RD, 8970 RD, 8980 RD, 8990 RD, 9000 RD.

A scale bar at the bottom right indicates distances in feet: 0, 5000, 10000, 15000, and 20000ft.

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302 Oak St. Humphrey, NE
68642



ZAG LAND
COMPANY

PROPERTY SUMMARY

PRICE: \$5,808,800.00

This is an opportunity to acquire multiple tracts of productive farmland in Rock County, Nebraska. The parcels total 1,096.32 acres +/-, which can be bought altogether or in individual parcels. The property contains 874.5 FSA cropland acres and 857.59 NRD certified irrigated acres. A combination of electric, natural gas, and diesel motors on multiple wells provides sufficient water to grow quality crops.

Tract 1 is a complete section, less a few acres for Highway 137, and an adjoining partial section. The highway, which runs along the West boundary of the farm, provides excellent access. This section and the adjoining partial quarter section have multiple wells, which are all tied together to provide a sufficient water supply to a 17-tower Zimmatic pivot and a 7-tower Valley pivot. This tract includes a Brock 37,000 bu +/- steel grain bin and a 39' x 69' quonset building with a cement floor.

Tract 2 is a full quarter conveniently located one mile West of Tract 1. This farm is watered by an 8-tower Valley pivot that makes a full circle.

Tract 3 is another full quarter located 8 miles West and 2 miles South of Tract 1. This farm is watered by a 9-tower Valley pivot that makes a full circle.

All irrigation equipment has been maintained and improved by the current owner, making this a turnkey opportunity for any farmer, investor, or aspiring landowner. Multiple fertilizer tanks, fuel tanks, and pumps are included with the sale.

The farm is currently being leased to a local tenant, and the lease will expire following the 2025 growing season. There is currently no lease in place for the 2026 growing season.

Please reach out today for additional information and check back regularly as more info is added.

The information included here was obtained from sources deemed reliable, but cannot be guaranteed by Zag Land Company, LLC or its staff. Zag Land Company is not responsible for errors or omissions. All acres are considered more or less. All property boundaries are approximate. Interested buyers should perform their own research prior to the purchase of the property.

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PROPERTY DETAILS

Property Details

State: Nebraska

County: Rock

Assessed Acres: 1,096.32 *Subject to reassessment

NRD: Lower Niobrara

Certified Irrigated Acres: 857.89

FSA Cropland Acres: 874.5

Wells: 15 total

Legal Descriptions:

Full Section: 33-32N-17W

Partial Quarter: Pt. NW ¼ 4-31N-17W

Middle Quarter: SE ¼ 31-32N-17W

West Quarter: NW ¼ 18-31N-18W

Assessor Parcel Numbers:

Full Section: 33-32N-17W = 750002351

Partial Quarter: NW ¼ 4-31N-17W = 750001943 & 750003533

Middle Quarter: SE ¼ 31-32N-17W = 750002346

West Quarter: NW ¼ 18-31N-18W = 750002091

Pivots: 4 total

Full Section: 17 Tower Zimmatic

Partial Quarter: 7 Tower Valley

Middle Quarter: 8 Tower Valley

West Quarter: 8 Tower Valley

Improvements:

Brock Steel Bin 37,000 bushel capacity

39' x 69' Quonset Building with Concrete floor

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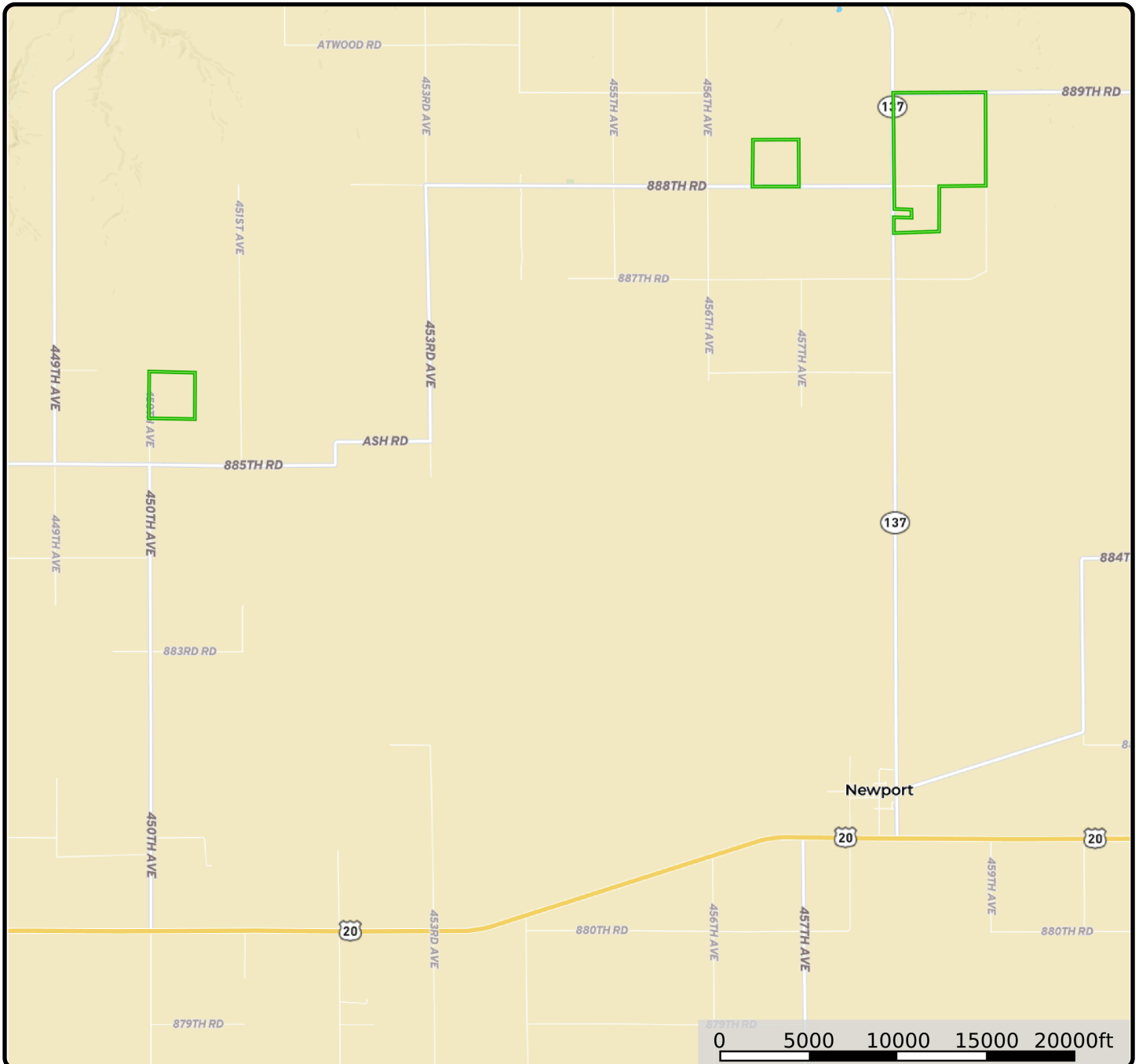
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ALL FARMS - PLAT MAP



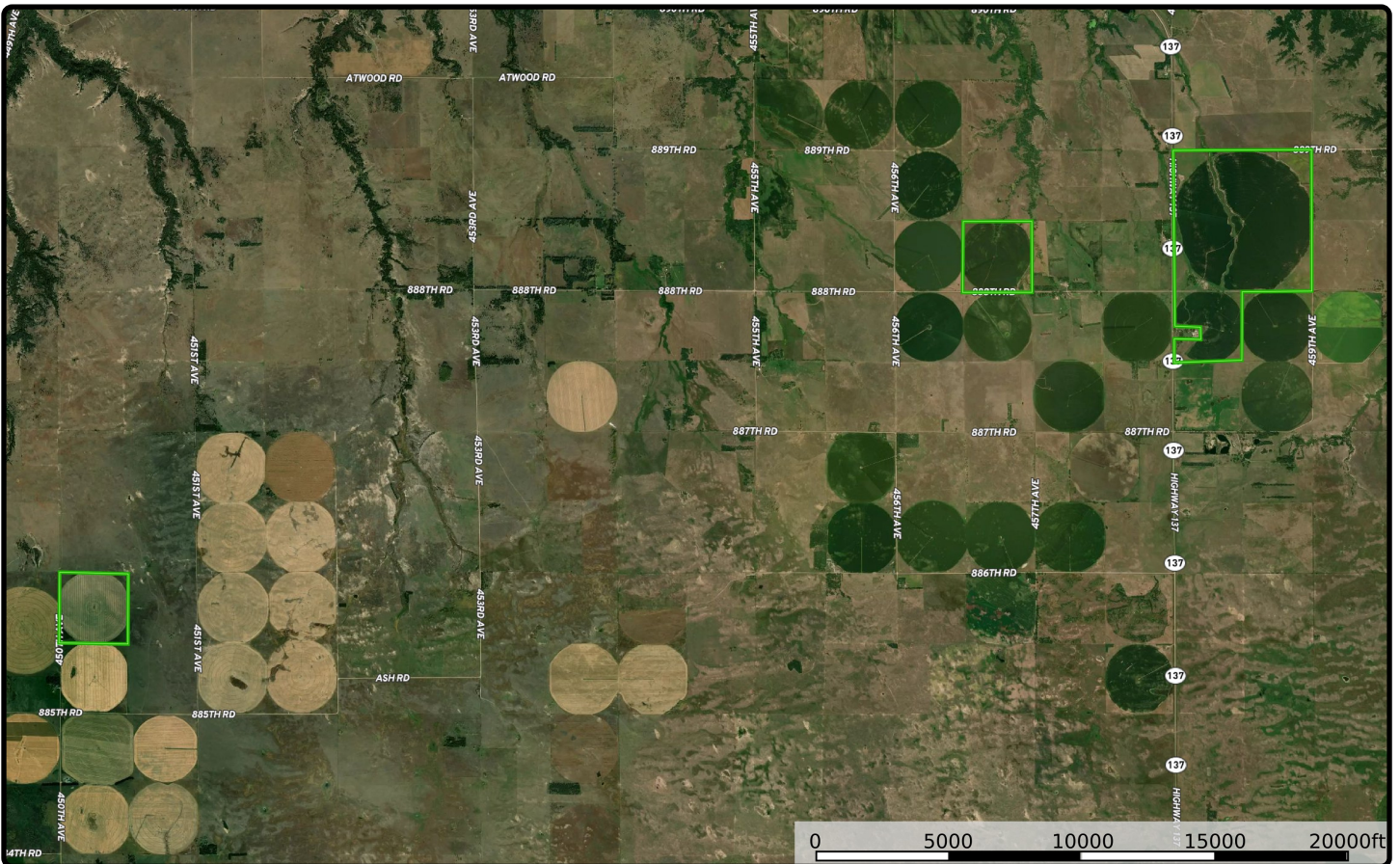
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ALL FARMS - AERIAL MAP



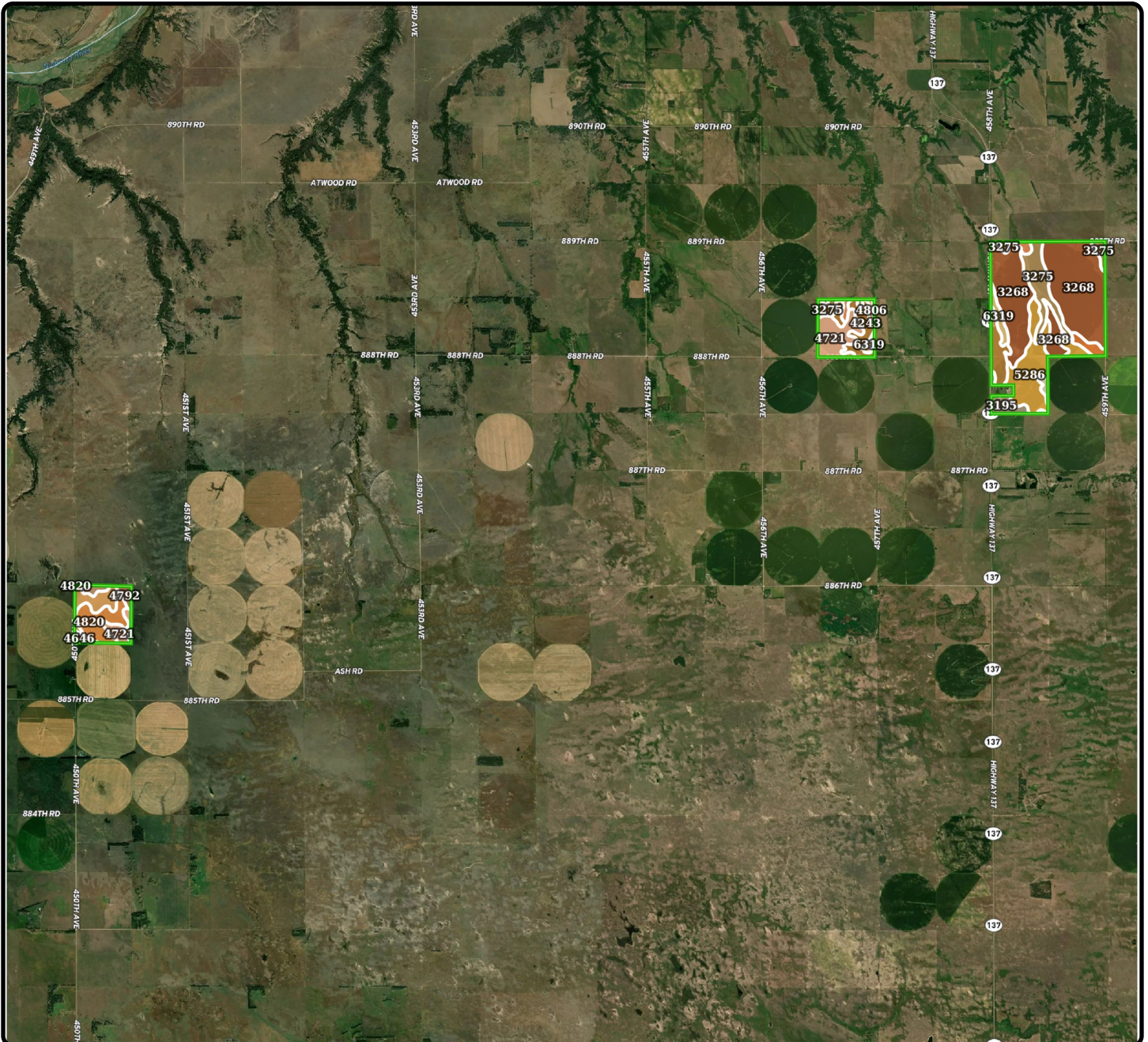
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ALL FARMS - SOIL MAP



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ALL FARMS - SOILS

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3268	Oneill sandy loam, 2 to 6 percent slopes	430.19	39.33	0	43	4e
5286	Vetal loam, 1 to 3 percent slopes	139.7	12.77	0	56	2e
3275	Oneill-Meadin sandy loams, 6 to 11 percent slopes	107.35	9.82	0	42	6e
4243	Ord loam, rarely flooded	96.2	8.8	0	46	2w
4721	Pivot loamy sand, 0 to 3 percent slopes	91.71	8.39	0	33	4e
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	66.7	6.1	0	32	6e
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	40.48	3.7	0	33	4e
3195	Jansen loamy sand, 0 to 2 percent slopes	26.42	2.42	0	39	4e
6319	Barney-Boel complex, channeled	25.19	2.3	0	14	6w
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	17.4	1.59	0	25	6e
3267	Oneill sandy loam, 0 to 2 percent slopes	16.53	1.51	0	43	3e
4646	lpage loamy fine sand, 0 to 3 percent slopes	15.55	1.42	54	31	4e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	11.67	1.07	0	31	6e
4723	Pivot-Valentine complex, 0 to 9 percent slopes	8.6	0.79	0	33	4e
TOTALS		1093.69(*)	100%	0.77	41.52	3.97

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

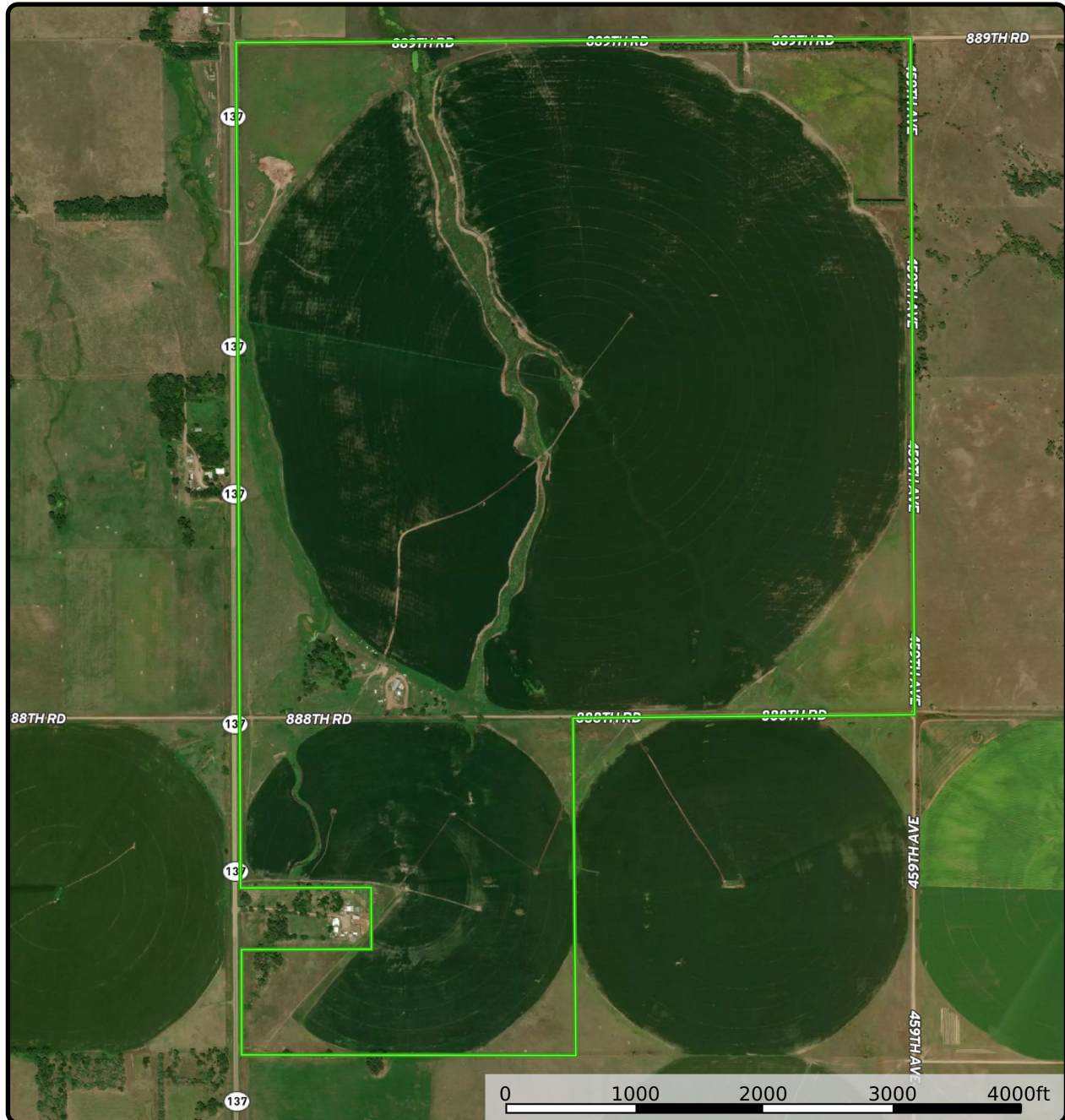
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SECTION & PARTIAL - AERIAL



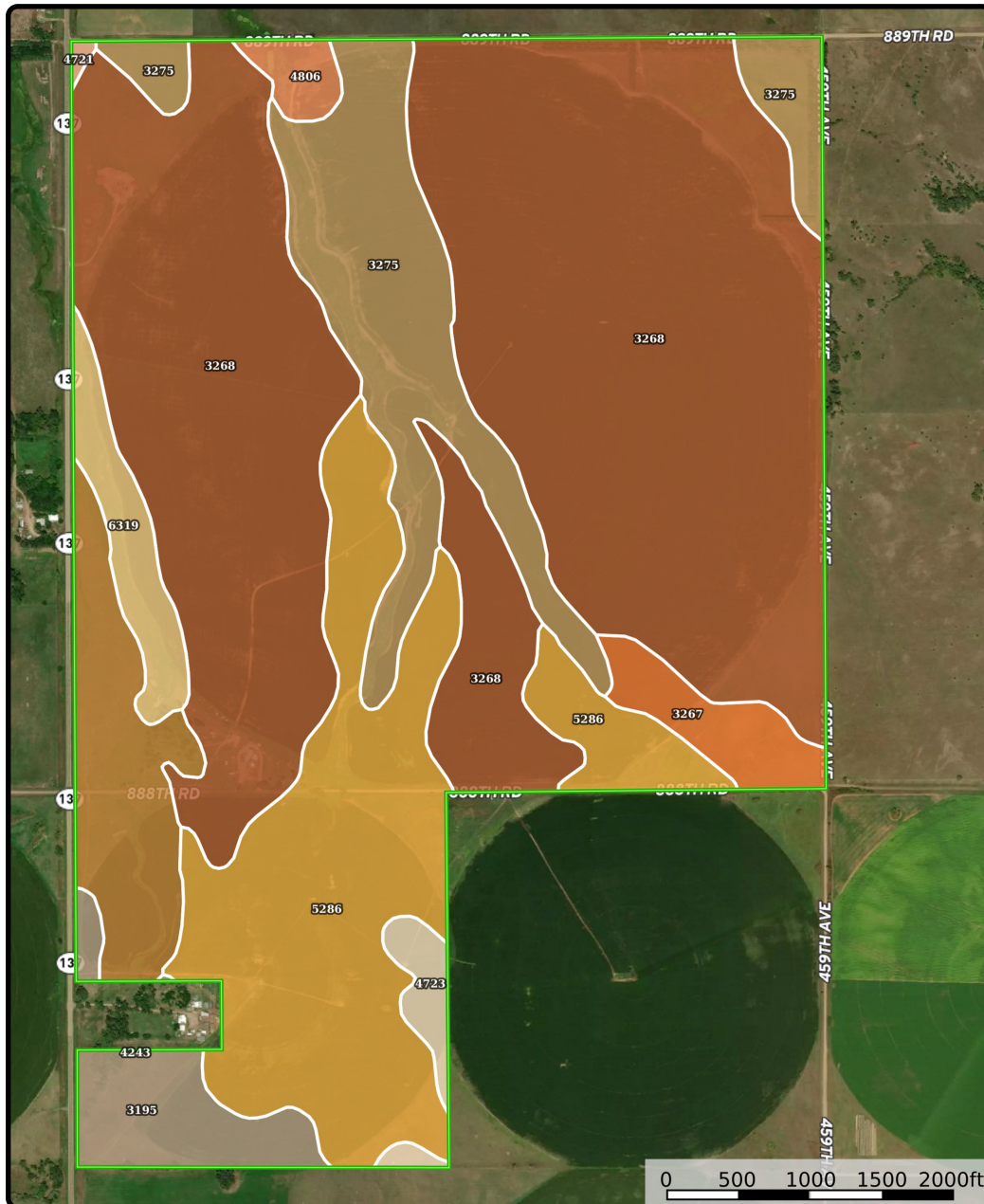
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SECTION & PARTIAL - SOIL MAP



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SECTION & PARTIAL - SOILS

|  Remaining 779.0 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
3268	Oneill sandy loam, 2 to 6 percent slopes	428.6 1	55.02	0	43	4e
5286	Vetal loam, 1 to 3 percent slopes	139.7	17.93	0	56	2e
3275	Oneill-Meadin sandy loams, 6 to 11 percent slopes	91.6	11.76	0	42	6e
4243	Ord loam, rarely flooded	41.83	5.37	0	46	2w
3195	Jansen loamy sand, 0 to 2 percent slopes	26.42	3.39	0	39	4e
6319	Barney-Boel complex, channeled	18.33	2.35	0	14	6w
3267	Oneill sandy loam, 0 to 2 percent slopes	16.53	2.12	0	43	3e
4723	Pivot-Valentine complex, 0 to 9 percent slopes	8.6	1.1	0	33	4e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	6.61	0.85	0	25	6e
4721	Pivot loamy sand, 0 to 3 percent slopes	0.77	0.1	0	33	4e
TOTALS		779.0(*)	100%	-	44.28	3.81

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MIDDLE - AERIAL MAP



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MIDDLE - SOIL MAP



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ZAG LAND
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MIDDLE - SOILS

Remaining 158.17 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4721	Pivot loamy sand, 0 to 3 percent slopes	68.82	43.51	0	33	4e
4243	Ord loam, rarely flooded	54.37	34.37	0	46	2w
3275	Oneill-Meadin sandy loams, 6 to 11 percent slopes	15.75	9.96	0	42	6e
4806	Valentine fine sand, rolling, 9 to 24 percent slopes, moist	10.79	6.82	0	25	6e
6319	Barney-Boel complex, channeled	6.86	4.34	0	14	6w
3268	Oneill sandy loam, 2 to 6 percent slopes	1.58	1.0	0	43	4e
TOTALS		158.17(*)	100%	-	37.09	3.73

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

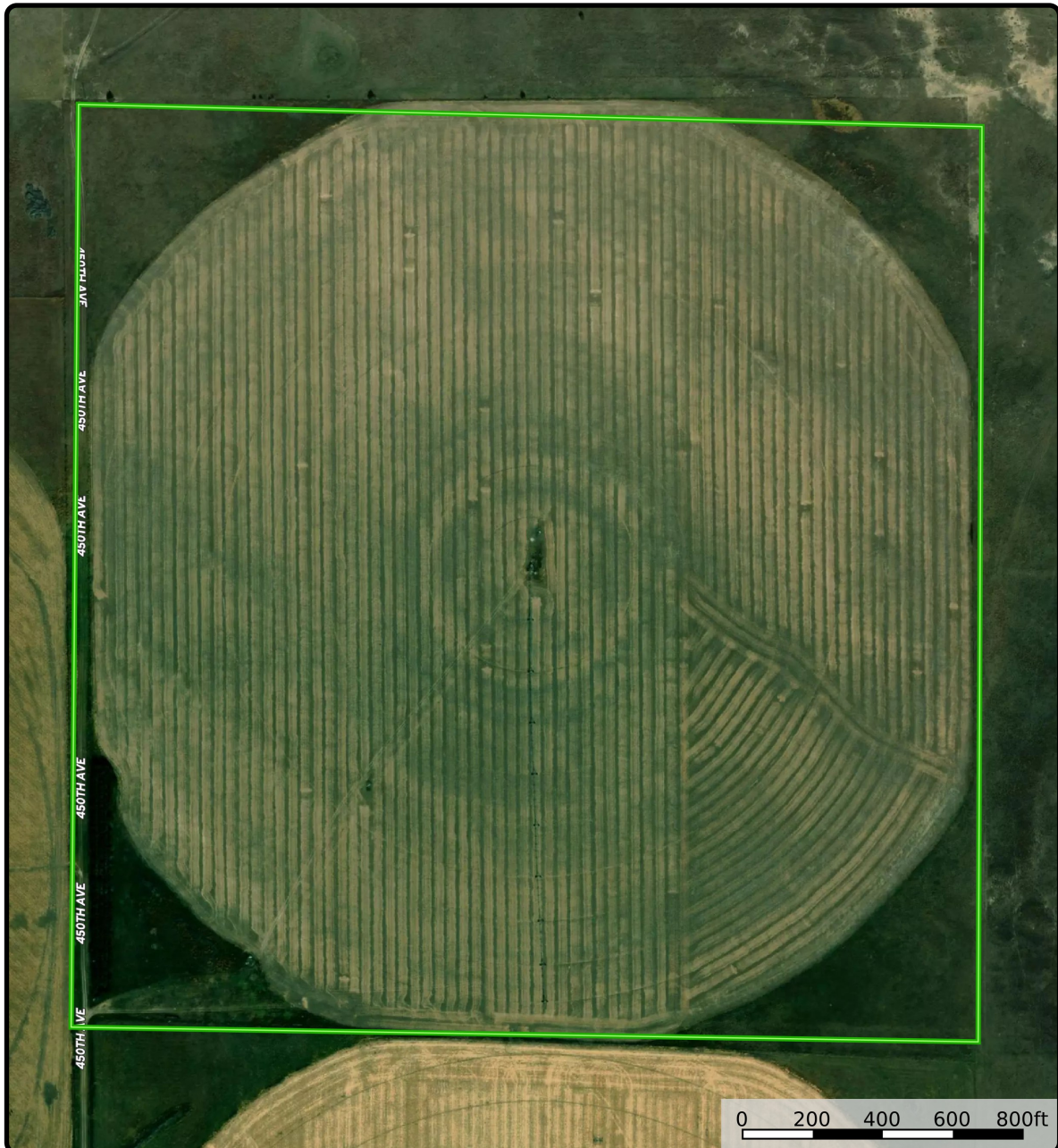
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WEST - AERIAL MAP



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WEST - SOIL MAP



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WEST - SOILS

|  Remaining 156.52 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4820	Valentine loamy fine sand, 3 to 9 percent slopes, moist	66.7	42.61	0	32	6e
4813	Valentine loamy fine sand, 0 to 3 percent slopes, moist	40.48	25.86	0	33	4e
4721	Pivot loamy sand, 0 to 3 percent slopes	22.12	14.13	0	33	4e
4646	Ipaga loamy fine sand, 0 to 3 percent slopes	15.55	9.93	54	31	4e
4792	Valentine fine sand, 3 to 9 percent slopes, moist	11.67	7.46	0	31	6e
TOTALS		156.5 2(*)	100%	5.36	32.23	5.0

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PROPERTY PHOTOS

Bin & Quonset



Section



Middle



West



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PROPERTY SUMMARY

Let Zag Land Company help you with all of your farm real estate, management, and advisory needs.

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