

Nebraska REAL ESTATE For Sale

OLD HIGHWAY 83 PIVOT Lincoln County NEW PRICE!!

LOCATION: On Old Highway 83 in southern Lincoln County, 22 miles south of North Platte or 10 miles north of Wellfleet, NE

LEGAL DESCRIPTION: Tract to be surveyed in Section 13—T10N – R30W of the 6th P.M., Lincoln County, Nebraska

ACRES: The tract to be surveyed will be approximately 220+/- acres.

TAXES: 2019 taxes payable in 2020 are estimated to be \$9,525.



LAND USE: There are 200 Middle Republican certified irrigated acres. The soils consist of 47.4% very good Class II Hord and Anselmo fine sandy loam, 31.3% Class III Anselmo-Holdrege and Hersh loams with the balance being mostly Class IV soils. The east and south part of the pivot field lay very good. There is a large hill in the northwest part with gradual slopes. Nelson County Road offers access to the north side and Old Highway 83 on the east side.

IRRIGATION EQUIPMENT: Zimmatic 9 tower long span pivot with drop sprinkler package, 215 hp Cat 3126 diesel engine, Randolph gear, Sargent pump and 2000 fuel tank. All irrigation equipment at the pivot point was replaced in 2007. Well bushings were replaced in 2004. A valve job was completed on the Cat motor in 2013. The Cat motor has 8,599 hours.

IRRIGATION WELL: G-049503 drilled in Feb. 1976 to 479'; Static water at drilling was 157' pump set at 180' rated at 1,300 gpm. 200 Middle Republican NRD certified irrigated acres with 66.5" remaining for the 2018-2022 allocation period.

FSA BASE: FSA information is unavailable at listing time.

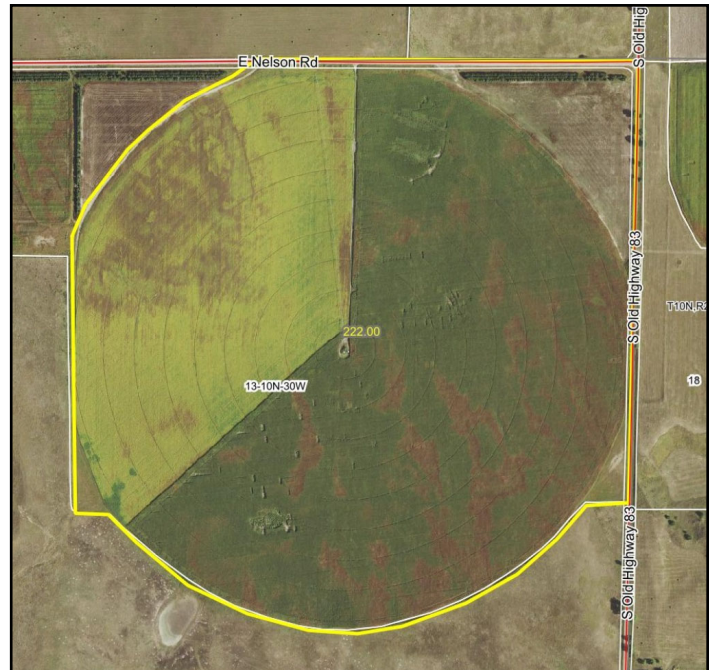
SUMMARY: The Seller will have the pivot surveyed on the existing fence line in the south and west and around the edge of the irrigated cropland in the northwest and will be on the county road in the northeast. There is a nice grove of cedar trees in the northeast corner of the property. The farm can be available for full possession at closing or the new owner could continue a relationship with the past tenant. Rental rates of \$200/irrigated acre are common in the area.

PRICE: \$850,000.00 New Reduced Price

CONTACT:

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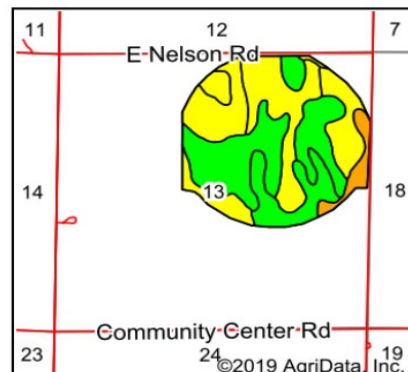
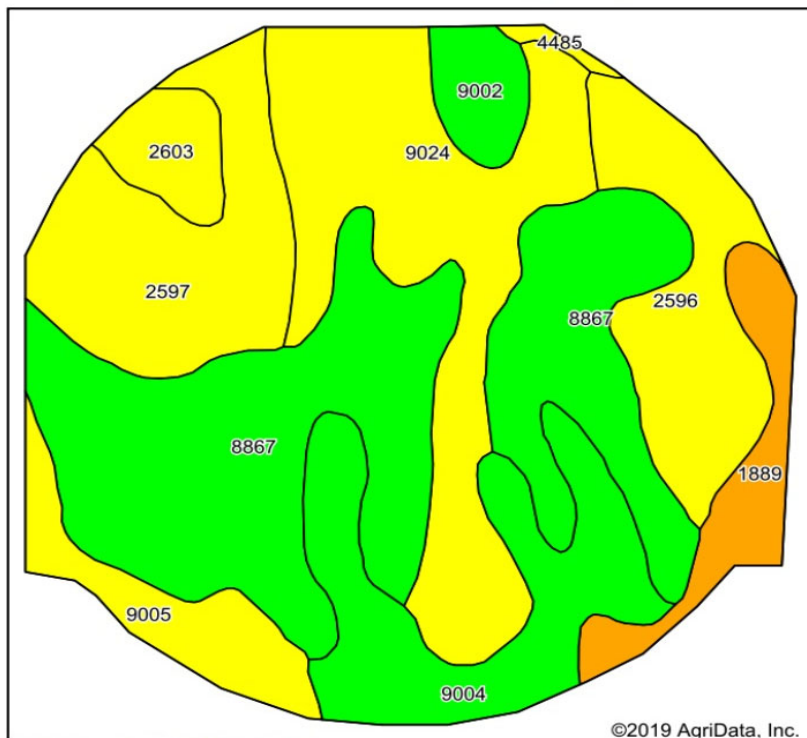
North Platte, NE

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Old Highway 83 Pivot Soils Map



State: **Nebraska**
 County: **Lincoln**
 Location: **13-10N-30W**
 Township: **Well**
 Acres: **205.12**
 Date: **2/10/2019**



Soils data provided by USDA and NRCS.

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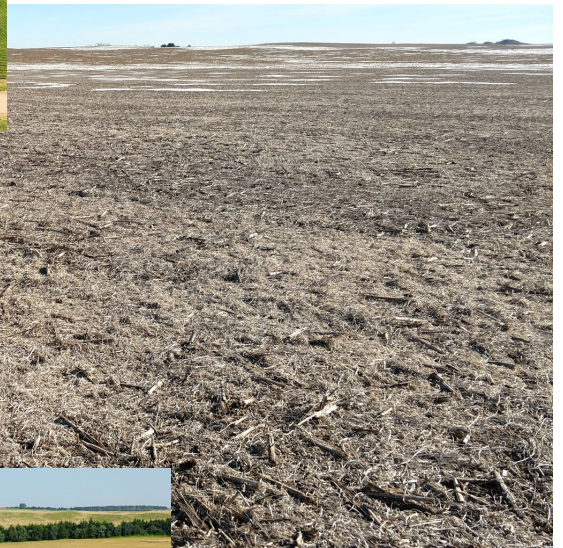
Area Symbol: NE111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Irrigated	Alfalfa hay	Corn Irrigated	Corn	Grain sorghum	Grain sorghum Irrigated	Pasture Irrigated	Winter wheat	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n † Soy
8867	Hord fine sandy loam, 1 to 3 percent slopes	65.68	32.0%		Ile	Ile	67	6	3	139	58	45	109	11	40	56	37	40	
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	39.27	19.1%		IIle	IIle	58	4	2	98	48	30	86	9	29	49	33	37	
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	24.80	12.1%		Ile	Ile	49			9						37	36	30	
2597	Hersh fine sandy loam, 6 to 11 percent slopes	24.14	11.8%		IVe	IVe	52	1		18	4	5	11			44	40	35	
2596	Hersh fine sandy loam, 3 to 6 percent slopes	19.45	9.5%		IIle	IIle	56	1		16	3	4	8			46	41	35	
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	10.16	5.0%		IVe	IVe	45							8		37	29	33	
1889	Valent fine sand, rolling	9.98	4.9%		VIe	IVe	15									11	8	10	
2603	Hersh-Anselmo fine sandy loams, 1 to 3 percent slopes	5.61	2.7%		IIle	Ile	52	5	2	119	51	35	89	9	30	41	31	35	
9002	Anselmo fine sandy loam, 1 to 3 percent slopes	5.26	2.6%		Ile	Ile	50			9									
4485	Dunday loamy fine sand, 0 to 3 percent slopes	0.77	0.4%		IVe		30	1		12	2								
Weighted Average							55.7	3	1.4	71.5	29.9	22.1	55.9	5.9	19.2	*n 45.8	*n 34.8	*n 34.9	

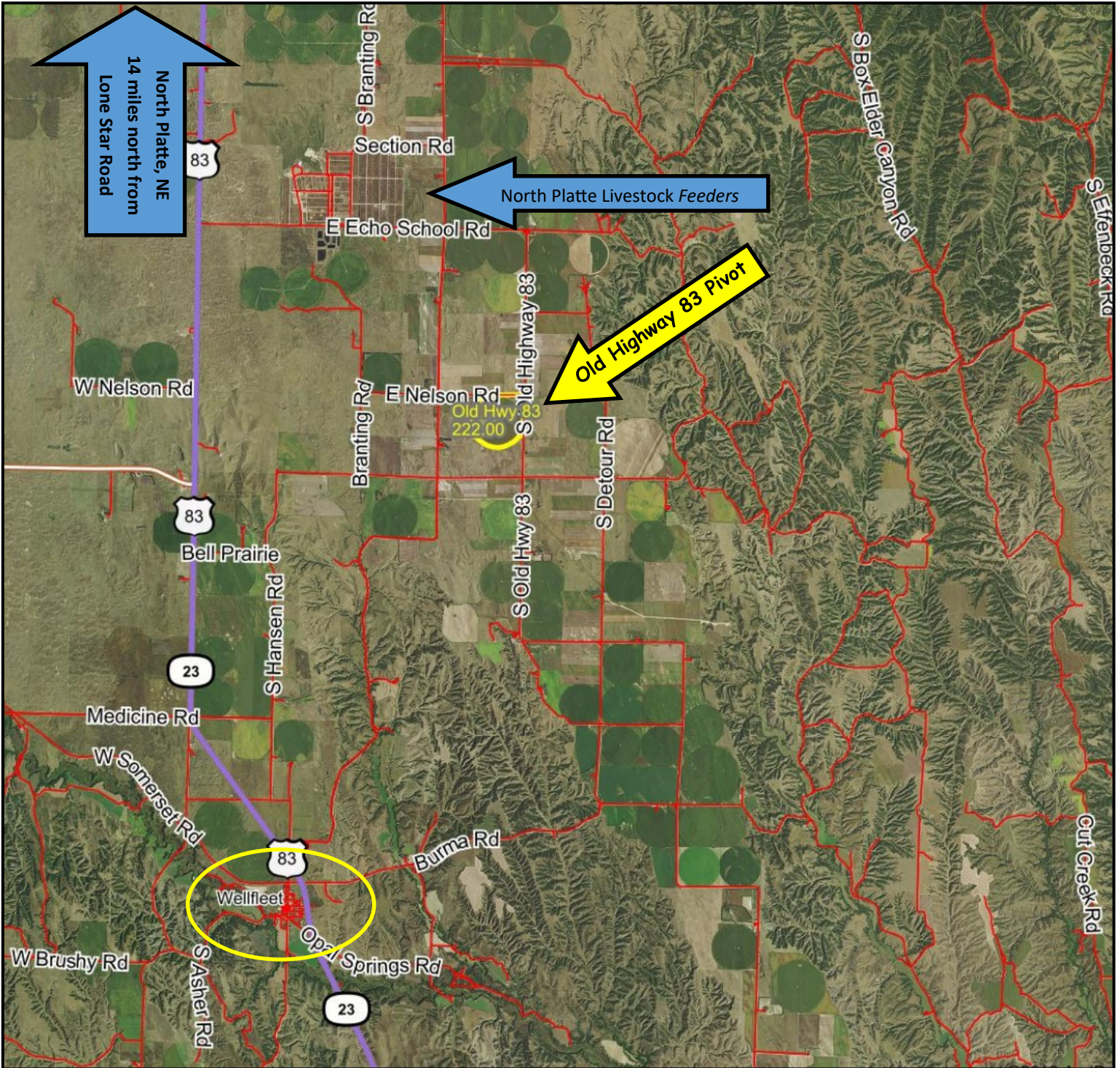
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Old Highway 83 Pivot—Lincoln County



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