

# Nebraska REAL ESTATE For Sale

## Sutherland Pivot Irrigated Farm, Lincoln County, NE



**Pivot irrigated farm opportunity located in western Lincoln County with 271.4 Twin Platte NRD certified irrigated acres under 3 pivot systems.**

**LOCATION:** Farm is located in western Lincoln County 4.5 miles west of Highway 25 on Walker Road or 5.5 miles east of the Paxton I-80 exit on County Road East 80.

**ACRES:** 304.15+/- total taxed

**REAL ESTATE TAXES:** 2021 taxes payable in 2022 are estimated to be \$10,500.00

**TPNRD OCCUPATION TAX:** \$1,510.22

**LEGAL DESCRIPTION:** Township 13 North – Range 34 West of the 6th P.M., Lincoln County, Nebraska

Section 7: Part S1/2S1/2 lying south of Wier Road

Section 8: Surveyed tract in S1/2 and Part N1/2

**FARM DETAILS:** This pivot irrigated farm is located in a very competitive area for cropland acres. The wells on Section 8 are in good condition. Section 7 is being offered with the Seller providing an easement to the well that services the pivot on land the Seller is retaining. The easement shall last for the life of the well. Possession of the farm will be after crop residue grazing is completed in late winter 2023.

11.1 acres of the corners on Section 7 are enrolled into Corners For Wildlife and Buyer shall assume the contract. The farm is selling with the Seller reserving hunting rights on all the farm for a period of 10 years after closing.

**PRICE: \$2,300,000.00**

**CONTACT:**

Duane McClain, Listing Broker

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**Nebraska Land Brokers, LLC**

North Platte, NE

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**IRRIGATION EQUIPMENT and WELL DATA:**

**Section 8 east pivot:** (10) tower Zimmatic pivot, electric submersible irrigation pump, electric control panel, Registered NE Irrigation well G-174296 with 132.6 Twin Platte NRD certified irrigated acres was drilled May 2014 to 270', static water 49' pumping level 77' with pump set at 120' and rated at 900 gpm at drilling.

**Section 8swest pivot:** (9) tower Zimmatic pivot, electric irrigation motor, Sargent irrigation well, electrical control panel, Registered NE Irrigation well G-061566 with 71.75 Twin Platte NRD certified irrigated acres was drilled April 1979 to 260', static water 62' pumping level 77' with pump set at unknown and rated at 850 gpm at drilling.

**Section 7 pivot:** (10) tower Zimmatic center pivot, electric submersible pump, electrical panel, underground pipe to the pivot, underground wiring to the pivot, Fieldnet guidance system, Registered NE irrigation well G-061192 with 67.05 Twin Platte NRD certified irrigated acres was drilled February 1979 to 165', static water 36' pumping level 124' with pump set at unknown and rated at 2056 gpm at drilling. Special Note: this well is located on land the Seller is retaining and will be sold with an easement to the well for the life of the well. Buyer shall be responsible for the maintenance of the underground pipeline from the well to the pivot.

**FSA BASE INFO:** The farm is covered with full corn base with PLC Yield of 141 bushel. Base will be transferred with approval of the FSA County Committee based on acre proration from current farm numbers.





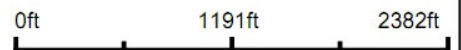
# Sutherland Pivot Irrigated Farm



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Map Center: 41° 6' 30.64, -101° 14' 54.07



**8-13N-34W**  
**Lincoln County**  
**Nebraska**

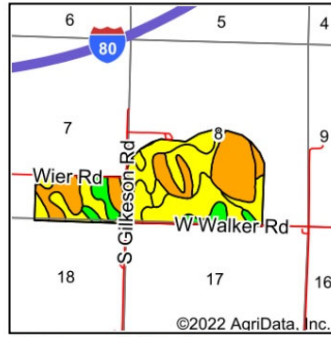
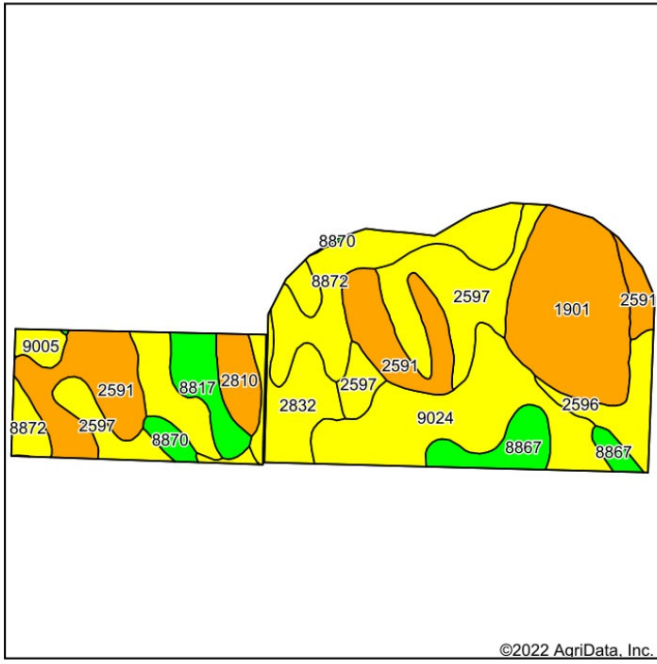


8/16/2022

Maps Provided By  
**surety**  
CUSTOMIZED ONLINE MAPPING

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# Sutherland Pivot Irrigated Farm Soils Map



State: **Nebraska**  
 County: **Lincoln**  
 Location: **8-13N-34W**  
 Township: **Sutherland**  
 Acres: **304**  
 Date: **8/16/2022**



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Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture Irrigated AUM	Winter wheat Bu	*n NCCPI Overall	*n NCCPI Corn
1901	Valentine loamy fine sand, rolling, 9 to 24 percent slopes	47.75	15.7%		Vle			1	3	1	85					20	1
2591	Hersh and Anselmo soils, 11 to 30 percent slopes	47.65	15.7%		Vle		37									36	2
9024	Anselmo-Holdrege fine sandy loams, 3 to 7 percent slopes	46.04	15.1%		IIle	IIle	58	2	4	48	98						
2597	Hersh fine sandy loam, 6 to 11 percent slopes	41.03	13.5%		IVe	IVe	52		1	4	18						
8872	Hord silt loam, 3 to 6 percent slopes	36.01	11.8%		IIle	IIle	59	2	5	46	120						
2832	Uly-Coly silt loams, 6 to 11 percent slopes	21.49	7.1%		IVe	IVe	53										
9005	Anselmo fine sandy loam, 6 to 9 percent slopes	15.56	5.1%		IVe	IVe	45										
8867	Hord fine sandy loam, 1 to 3 percent slopes	13.31	4.4%		Ile	Ile	67	3	6	58	139						
2596	Hersh fine sandy loam, 3 to 6 percent slopes	11.79	3.9%		IIle	IIle	56		1	3	16	4	8			47	4
8817	Cozad silt loam, 3 to 6 percent slopes	11.26	3.7%		IIc	I	54										
2810	Uly and Coly silt loams, 11 to 30 percent slopes	8.54	2.8%		Vle		40										
8870	Hord silt loam, 1 to 3 percent slopes	3.57	1.2%		Ile	Ile	70										
<b>Weighted Average</b>					4.19	*	43.7	0.8	2.1	16.1	51.5						



Contact Listing Broker,  
**DUANE McCLAIN**  
 about this opportunity.

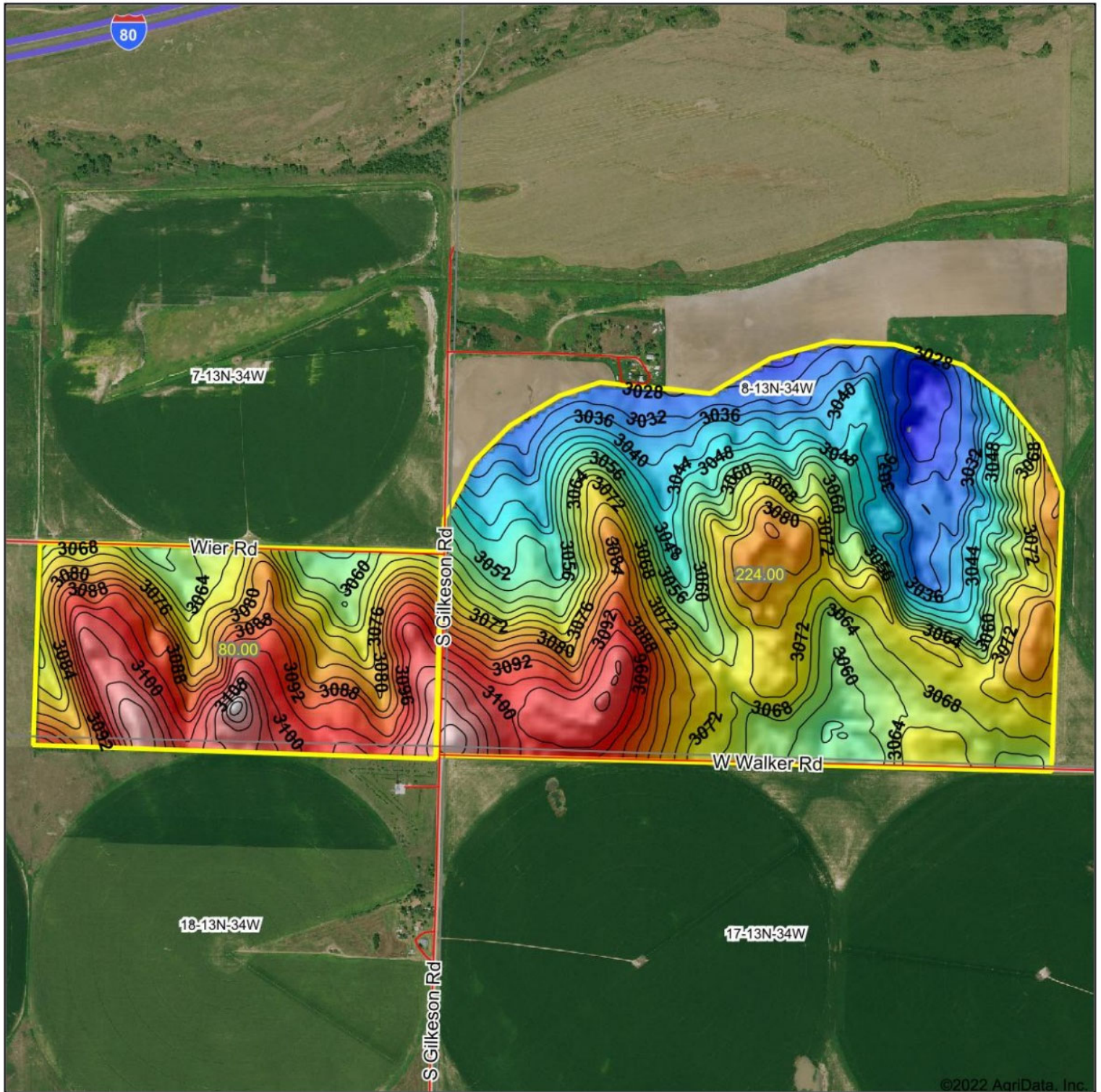


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**CROPLAND SOILS:**  
 65.5% Class II-IV Anselmo, Hersh, Hord, Cozad and Uly-Coly silt and fine sandy loams with 3-9% slopes and the balance consisting of Class VI Hersh, Anselmo and Valentine fine sandy soils with 9-24% slopes.

# Sutherland Pivot Irrigated Farm Topography Hillshade



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Low Elevation High



Source: USGS 10 meter dem

Interval(ft): 4

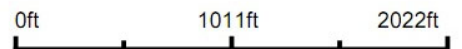
Min: 3,020.1

Max: 3,122.7

Range: 102.6

Average: 3,068.4

Standard Deviation: 22.64 ft



8/16/2022

8-13N-34W  
Lincoln County  
Nebraska

map center:41° 6' 30.64, -101° 14' 54.07



Maps Provided By



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# SUTHERLAND PIVOT IRRIGATED FARM





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