

LAND FOR SALE

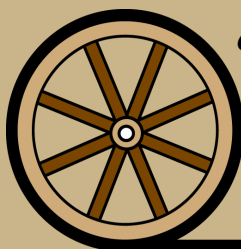
SW LINCOLN CO. PIVOTS



640 Acres | Pivot-Irrigated Cropland



Chase Dodson
Listing Agent
308.520.1168



Offered Exclusively By:

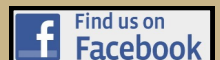
308.534.9240

AGRI AFFILIATES, INC.

Providing Farm - Ranch Real Estate Services



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PROPERTY INFORMATION



This property is located approximately 6 miles northwest of Dickens, Nebraska in Lincoln County. From the north, the property is approximately 17 miles south of the I-80 junction at Hershey, NE.

Legal Description:

All Section 25-T11N-R33W of the 6th P.M., Lincoln County, Nebraska

Acres & Taxes: 640 tax assessed acres; 2021 RE taxes payable in 2022 \$21,331.30; Occupation taxes: \$5,161.00

Water: NE Reg: G-061623, G-061624, G-061625, G-061626; 516.10 certified irrigated acres. Remaining Allocation: 24.73 inches thru 2022.

Price: \$3,600,000.00

Equipment: 2006 Zimmatic 8-Tower pivot; 2009 Valley 10-Tower pivot; 2008 Valley 10-Tower pivot; 2009 Zimmatic 8-Tower pivot; (3) 100hp electric motors, and (1) 125hp motor; (1) 20,000 bushel grain bin.

FSA Information: 525.32 Cropland Acres; Corn Base: 508.10 ac. at 179 bu./ac. PLC yield; Soybean Base: 8 ac. at 51 bu./ac. PLC yield.

Possession: Current farm lease expiring February 28, 2023

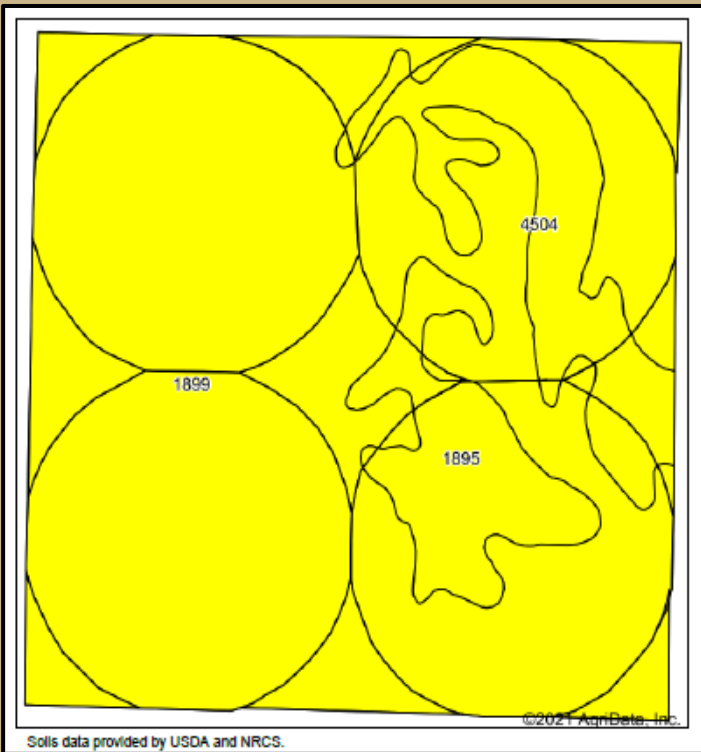
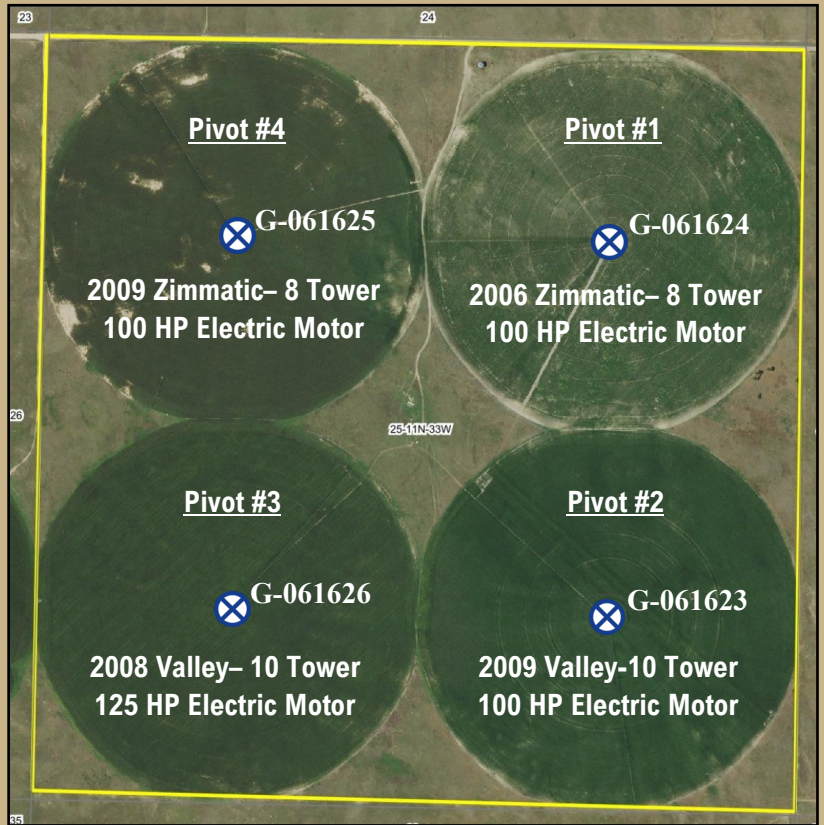


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PROPERTY MAPS



Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class °c	Irr Class °c
1899	Valent sand, rolling	506.07	80.9%		Vle	IVe
4504	Dunday-Valentine loamy fine sands, 0 to 6 percent slopes	67.91	10.9%		IVe	IVe
1895	Valent loamy sand, 0 to 3 percent slopes	51.41	8.2%		Vle	IVe



NOTE:

This farm would be a great addition to any farm or ag investment portfolio!

The farm has good and reliable tenants in place, that would welcome the opportunity to continue farming.

This farm sells with an attractive lease in place that can be assigned to a buyer!

LOCATION

