

LAND FOR SALE



Sutherland Pivot

40 ± ACRES | LINCOLN COUNTY, NEBRASKA

Great Investment Opportunity!

Excellent location with access via blacktop road and close proximity to the Sutherland Reservoir! Featuring great terrain, surrounded by a robust farming community.



Chase Dodson

LISTING AGENT:

CHASE DODSON

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*Bruce Dodson, D.J. Lunkwitz, Faith Correll, Don Walker, Bonnie Downing,
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& Listing



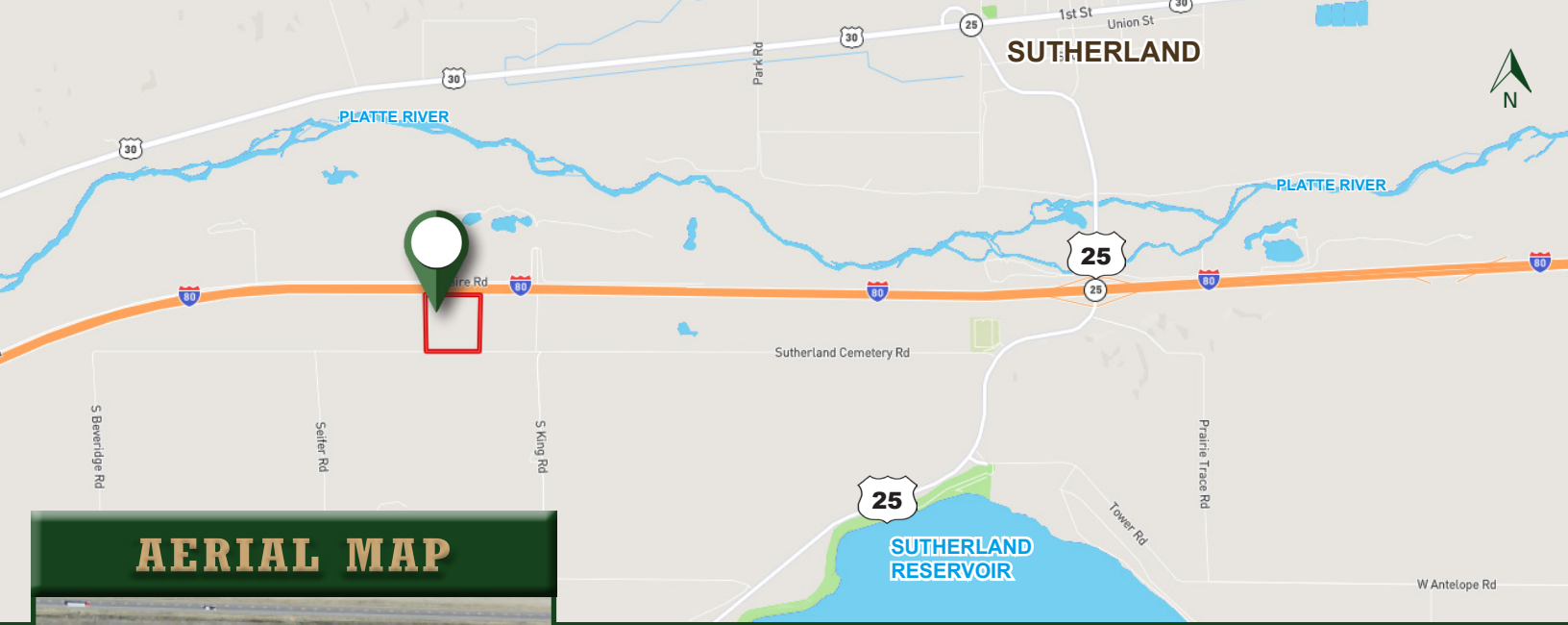
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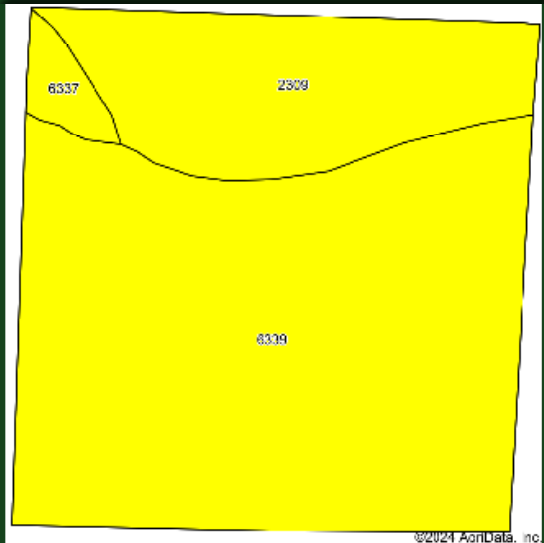
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AERIAL MAP



SOIL MAP



PROPERTY INFORMATION

LOCATION: From Sutherland, Nebraska Exit 158, go south on Highway 25 for .6 miles, then west on blacktop Sutherland Cemetery Road for 2.3 miles to the southwest corner of the property.

LEGAL DESCRIPTION: SW1/4SE1/4 Section 35-T14N-R34 West of the 6th P.M. in Lincoln County, NE.

ACRES & TAXES: 40 Total Acres
2023 Taxes payable in 2024: \$1,803.98

WATER RIGHTS: Well Registration # G-028734 with 60ft. pumping level.

NRD: Twin Platte Natural Resources District

EQUIPMENT: 1979 Zimmatic 5 tower with 30HP US Electric Motor.

SOILS: 75.8% Class III Lawet Silt Loam and 34.2% Class III McCook Loam.

CURRENT LAND USE: 33 Pivot irrigated acres.
7 Dry cropland corners with Certified Irrigated Acres.

PRICE: **\$370,000.00**



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