

# LAND FOR SALE



## *Sheridan County Pivots* 1,120 ± ACRES | SHERIDAN COUNTY, NEBRASKA

*Contiguous tract of seven center-pivot irrigated quarters.*

Located south of Hay Springs, Nebraska. With good soils and strong income potential, this property is an excellent opportunity for expanding operations or for investors seeking long-term growth.



Bonnie Downing, ARA

### LISTING AGENT:

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Listing



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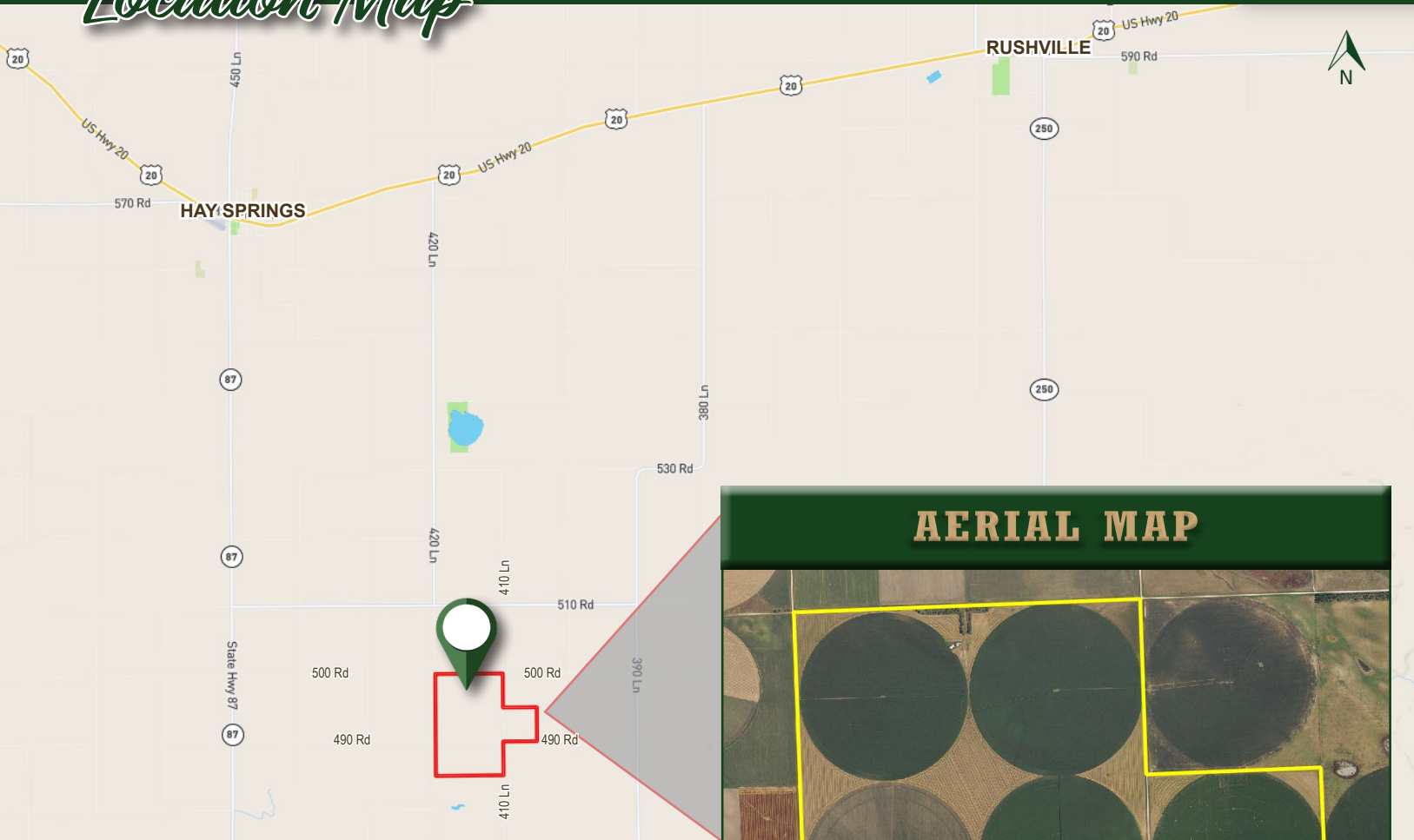
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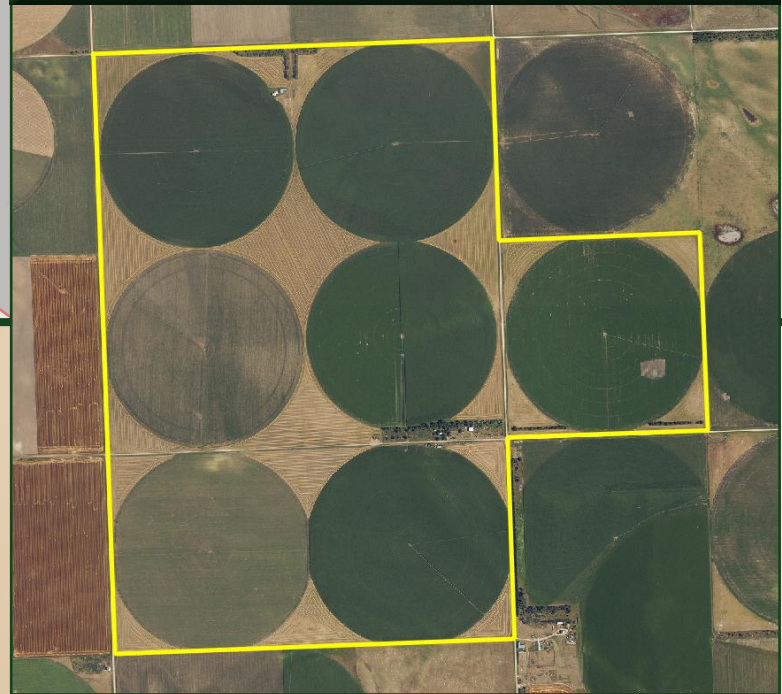




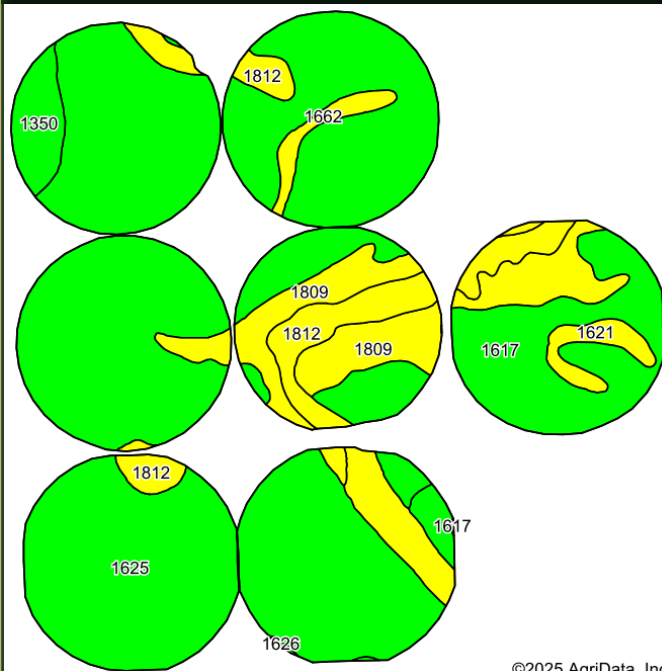
## Location Map



## AERIAL MAP



## SOIL MAP



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## Property Details

<b>LEGAL DESCRIPTION:</b>	SW1/4 of Section 16; All of Section 17; N1/2 of Section 20 all in Township 30 North, Range 45 West of the 6th P.M. in Sheridan County, Nebraska.		
<b>LOCATION:</b>	<b>From Hay Springs:</b> Travel south on Highway 87 for approximately 8 miles. Turn east onto Road 490 and continue for 3.5 miles. The property will be located on both the north and south sides of the roadway.		
<b>ACRES &amp; TAXES:</b>	1,120.02 Tax-assessed acres 2024 Real estate taxes payable in 2025: \$14,886.94		
<b>ASSESSOR LAND USE:</b>	851.73 acres	Irrigated Cropland	
	222.74 acres	Dry Cropland Corners	
	32 acres	Road/Waste	
	12.55 acres	Grass	
	1 acre	Farm/Site	
<b>USDA-FSA INFORMATION:</b>	1,100.38 Total Farmland acres with 1,087.96 Cropland acres <u>Base Acres:</u> 341.10 acres of Wheat base at 59 PLC yield; 3.80 acres of Oat base at 40 PLC yield; 410.40 acre of Corn base at 163 PLC yield; and 1.10 acres of Barley base at 36 PLC yield.		
<b>SOILS:</b>	76.2% Class I Keith Loam, 18.2% Class II Satanta fine sandy loam with traces of Class I Bridget Loam and Class IV Lodgepole silt loam.		
<b>NRD:</b>	Contains 851.90 Certified Irrigated Acres in the Upper Niobrara-White Natural Resources District		
<b>WELL REGISTRATIONS:</b>	Well registrations: G-021808, G-021809, G-132177, G-042648, G-042653, G-042758, & G-042759		
<b>EQUIPMENT:</b>	Seven Valley 7-tower pivots, all with 40 hp electric motors.		
<b>BUILDINGS &amp; SITE:</b>	2,500 sq. ft. machine shed with steel frame, siding, roof covering, and concrete floor built in 2009.		
<b>PRICE:</b>	<b>\$5,500,000</b>		







## *Prime Opportunity!*

**A contiguous tract of pivot-irrigated cropland offering quality soils, excellent location, and exceptional income potential.**

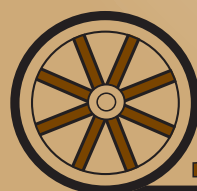


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