

LAND FOR SALE

Dobytown Pivot

KEARNEY COUNTY | NEBRASKA

*Great Pivot Irrigated Quarter
with Gravity Irrigated Corners*



LISTING AGENT:

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View Full Brochure & Listing



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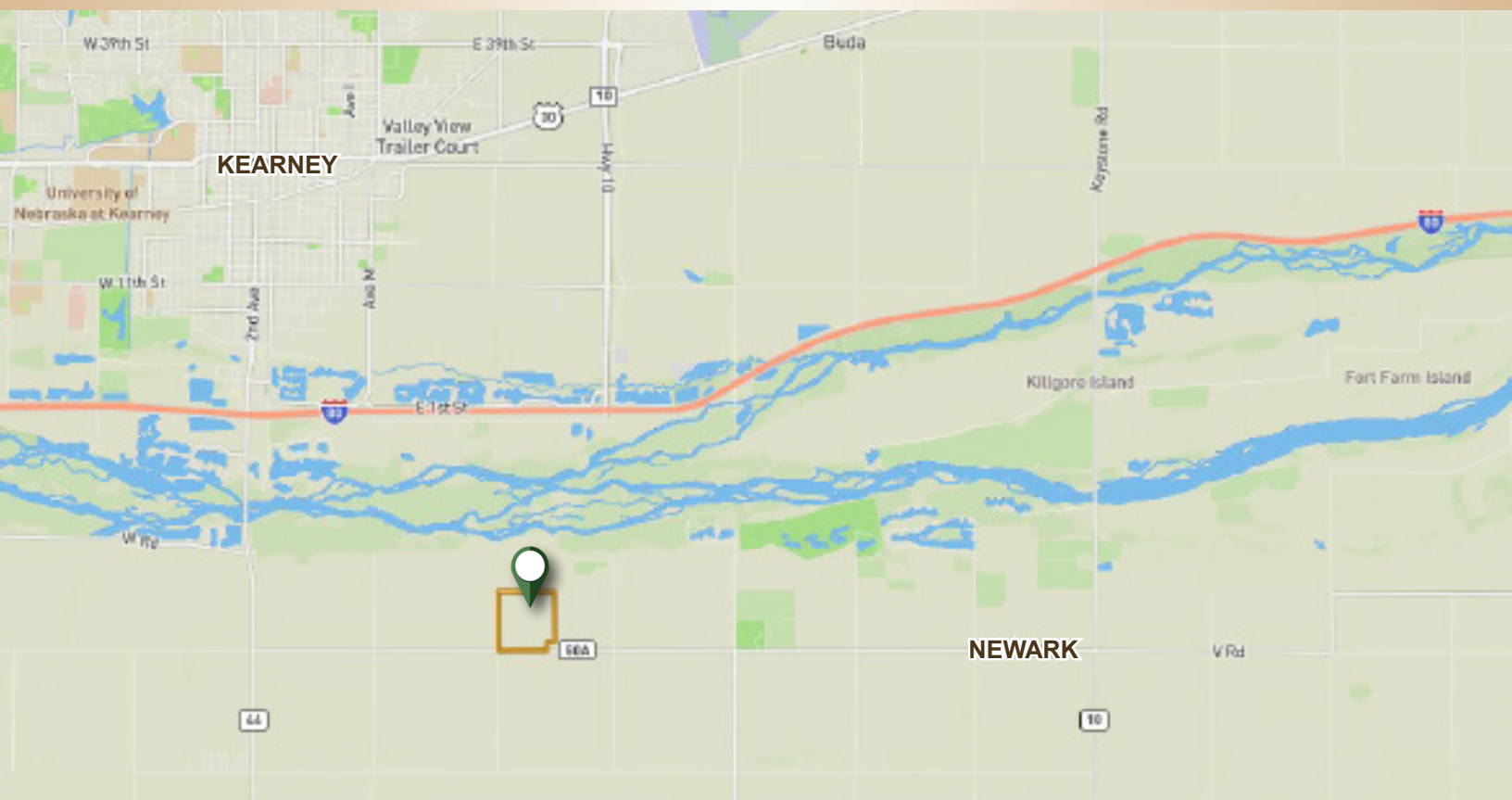
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LOCATION & PROPERTY INFORMATION

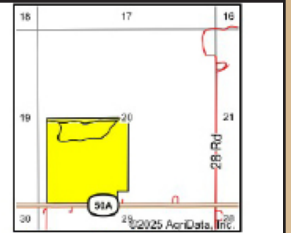
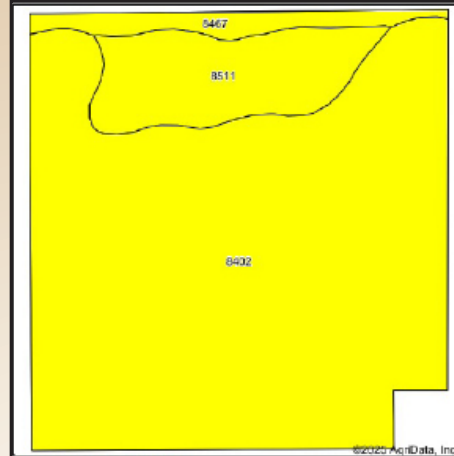
LOCATION:	The property is located approximately two miles east of Highway 44 or five miles west of Highway 10.
LEGAL DESCRIPTION:	Government Lot 3 and the E1/2 SW1/4 all of Section 20, Township 8N, Range 15W of the 6th P.M., Kearney County, Nebraska, EXCEPT that part deeded to the State of Nebraska by Warranty Deeds recorded in Book 58, Page 10 and 12 of Deeds and filed in the Kearney County Clerk's office; AND Except a tract of land described in a Warranty Deed recorded in Book 143, Page 138 of Deeds and filed in the Kearney County Clerk's office.
ACRES & TAXES:	140.00+/- tax-assessed acres; 2024 taxes payable in 2025 are \$8,135.64.
SOILS:	Soils of Dobytown Pivot consist of Class III Alda, Lex, and Gibbon loams.
POSSESSION/LEASE:	Subject to a lease expiring 02/28/2026.
PRICE:	\$1,450,000.00
LAND USE:	Pivot irrigated quarter with gravity irrigated corners.
IRRIGATION INFORMATION:	Includes 137.65 CIAs from the Tri-Basin NRD. The pivot system, irrigation pipe and all except the northwest motor is tenant-owned and will not be included in this sale. There are three wells registered to provide 900gpm, 900gpm, and 1,100gpm.
FSA INFORMATION:	Total Cropland: 141.47 Acres Government Base Acres: 137 with PLC Yield of 182





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PROPERTY MAPS



State: **Nebraska**
 County: **Kearney**
 Location: **26-8N-15W**
 Township: **Newark**
 Acres: **141.47**
 Date: **1/27/2025**

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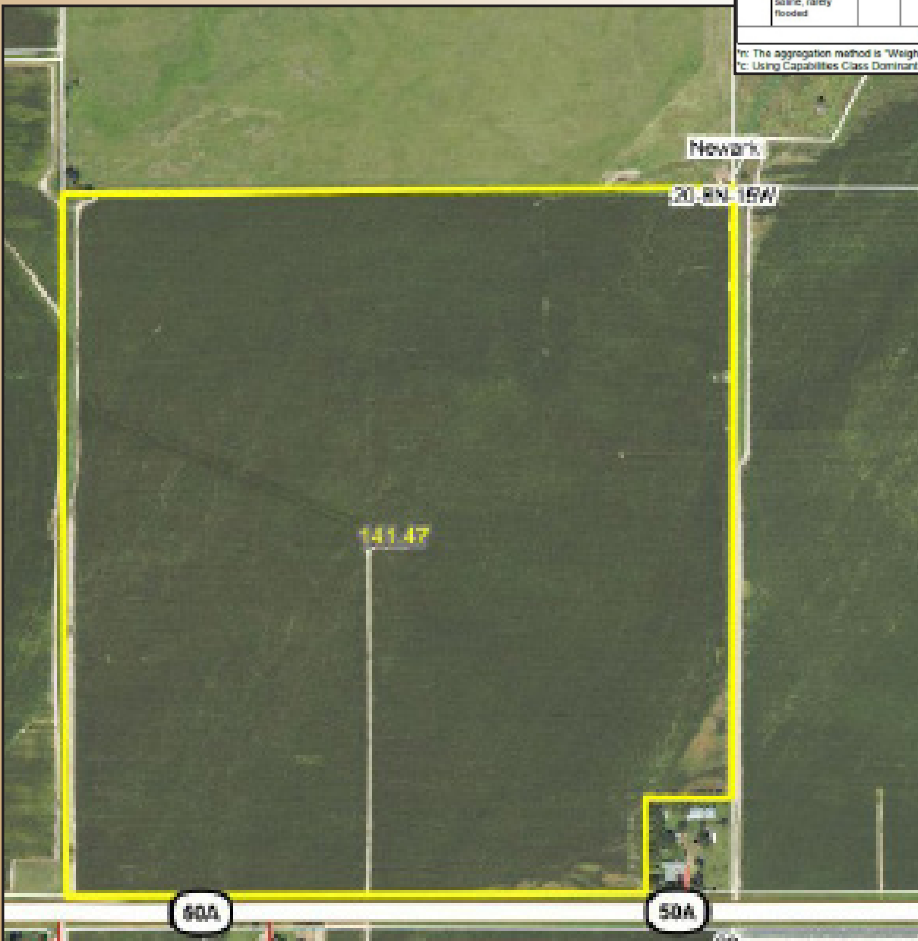
Soils data provided by USDA and NRCS.

Area Symbol: NE099, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	Irr Class %	Range Production (lb/acre/yr)	SRPG	Com Du	Com Irrigated Du	% NCCPI Overall	% NCCPI Com	% NCCPI Soybeans
8402	Aldo loam, rarely flooded	117.10	82.8%		IIIw	IIIw	4851	35	77	148	38	20	22
8511	Lax loam, saline, rarely flooded	18.31	12.9%		IVs	IIIb	3368	33	39	107	32	3	19
8467	Gibson loam, saline, rarely flooded	6.06	4.3%		IVs	IIIb	3762	47	46	107	44	4	39
Weighted Average					3.17	3.00	4912.2	35.3	78.8	141.8	% 37.5	% 17.1	% 22.3

%: The aggregation method is "Weighted Average using all components"

%c: Using Capabilities Class Dominant Condition Aggregation Method



*Dobytown
Pivot*

*Don't miss this opportunity to own
a high-producing pivot irrigated
quarter in Kearney County!*



MICHAEL P. WILKEN

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