

LAND FOR SALE



North Bartley Farms

312 ± ACRES | RED WILLOW COUNTY, NEBRASKA

Offered for the first time in a generation, this productive irrigated and dry cropland property features primarily Class II and III silt loam soils, a history of strong land stewardship, well-maintained equipment, and convenient access via graveled county roads along the north and east sides.



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Listing

Offered exclusively by:

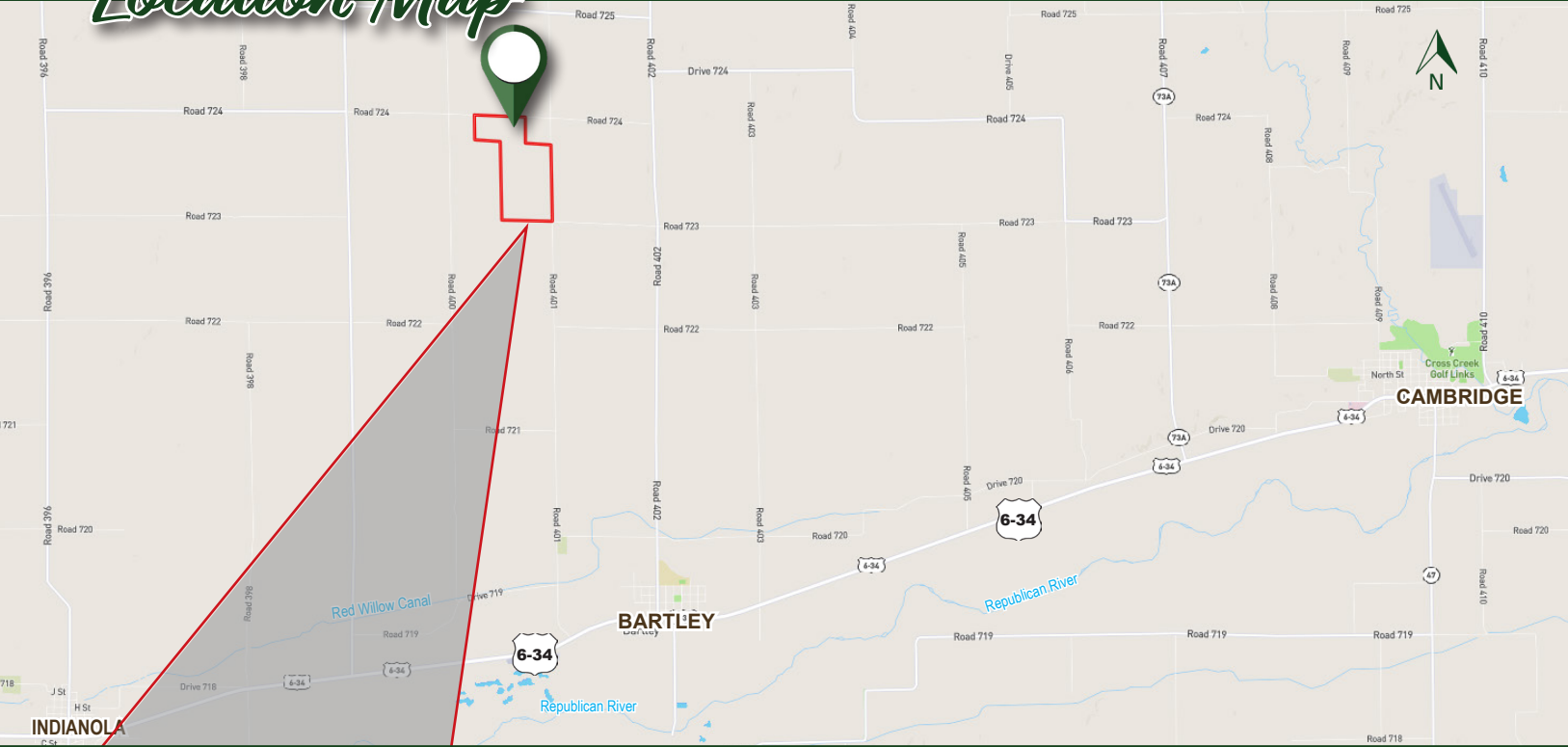


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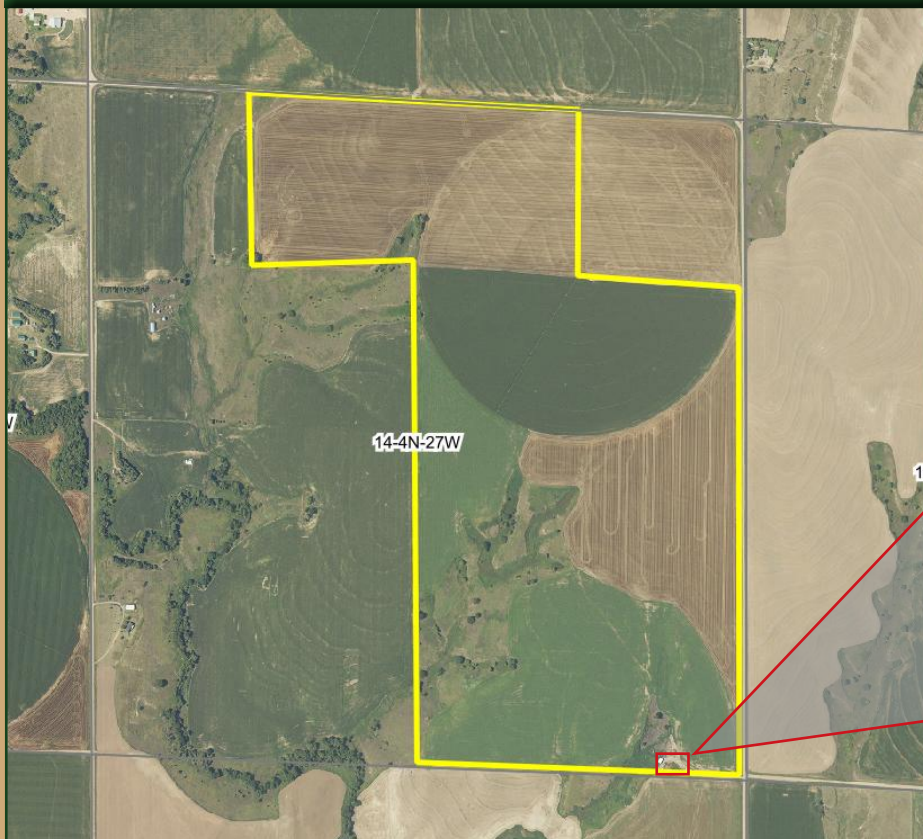
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Location Map



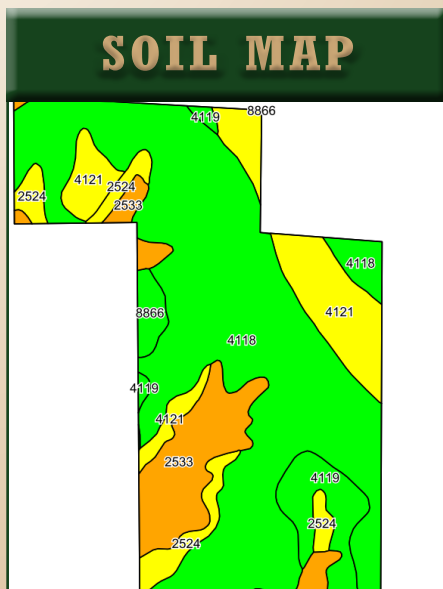
AERIAL MAP



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Property Details

LEGAL DESCRIPTION:	NW1/4NE1/4 & NE1/4NW1/4; S1/2NE1/4, SE1/4 of Section 14 all in Township 4 North, Range 27 West of the 6th P.M. in Red Willow County, Nebraska
LOCATION:	Located northwest of Bartley, Nebraska via HWY 6-34, take County Road 401 north for approximately 4 miles to reach the southeast corner of the property. The northwest portion can also be accessed from County Road 724, located one mile north and ¼ mile west. Alternatively, the property can be reached from Coke Street/Road 402 by traveling north ¾ miles, then turning west on Road 723 for 1 mile.
ACRES & TAXES:	312.72 Tax-assessed acres 2024 Real estate taxes payable in 2025: \$3,215.74
LAND USE:	Mix of pivot irrigated and dry cropland farming. Range acres present could be utilized for offseason grazing. Total tax-assessed acres: 184.01 ac. Dryland 89.53 ac. Irrigated Cropland 34.22 ac. Grass 4.96 ac. Roads
WATER RIGHTS:	120 total certified irrigated acres in the Middle Republican Natural Resources District. Well Registrations: G-044038 completed 03/20/1975.
EQUIPMENT:	Zimmatic 7-tower center pivot and control panel, John Deere 4045 diesel power unit equipped with clutch and radiator, Lima generator, Western Land Roller 6" turbine pump, and US Motors gear drive. Also includes fuel tank, unregistered livestock well, livestock tank, fences and corrals located on the property.
BUILDINGS & SITE:	792 sq. ft. equipment shed, located in the SE1/4, SE1/4 of Section 14.
LEASE:	Current cash rent farm lease, expiring December 31, 2025.
POSSESSION:	At closing, subject to cash rent farm lease expiring December 31, 2025.
PRICE:	\$980,000



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
4118	Holdrege and Keith silt loams, 1 to 3 percent slopes	190.04	60.7%		Ile	Ile
4121	Holdrege and Keith silt loams, 3 to 7 percent slopes, eroded	41.26	13.2%		IIle	IIle
2533	Coly silt loam, 11 to 30 percent slopes	39.35	12.6%		VIle	
4119	Holdrege and Keith silt loams, 1 to 3 percent slopes, eroded	20.10	6.4%		Ile	Ile
2524	Coly silt loam, 3 to 11 percent slopes	16.96	5.4%		IVle	IVle
8866	Hord silt loam, 0 to 1 percent slopes, warm	5.27	1.7%		IIc	Ie

Rare opportunity to own a contiguous tract of productive irrigated and dry farmland.

This property has been carefully maintained by the same family for decades and features direct county road access, located just minutes north of the village of Bartley.



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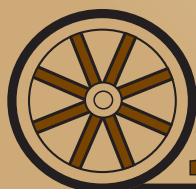
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