

# LAND FOR SALE

## WILD HORSE VALLEY PIVOTS



**Location:** From Brady, Nebraska in Lincoln County, travel 10-1/2 miles north on N. Brady Rd. to Hall Rd., then 1/2 mile west to southeast corner of property.

**Legal Description:** E1/2NE1/4, SE1/4 Section 20-T14N-R26W; and Pt. W1/2 Section 21-T14N-R26W of the 6th P.M., Lincoln County, Nebraska

**Acres:** 548 Tax assessed acres in Lincoln County with 308.23 certified irr. ac. in the Twin Platte NRD.

**Taxes:** 2020 Taxes Payable in 2021: \$12,711.90, Occupation Taxes: \$2,003.50

**Land Use:** Irrigated - 298 ac.; Grass - 170 ac.; Dry cropland - 54 ac.; Winter Range and Roads - 27 ac.

**Water:** Well Registrations: G-066297, G-066298, G-068426 (needs replaced) with 308.23 certified irrigated acres in the Twin Platte NRD.

**Irrigation Equipment:** 3 center pivot irrigation systems, 2 irrigation engines, 2 gearheads, 2 pumps & column. Currently registered well G-068426 is inoperable.

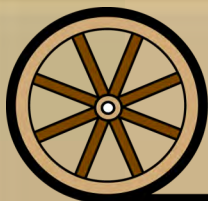
**Possession:** A verbal lease on the cropland expiring February 28, 2022 and a verbal grass lease expiring November 1, 2021

**Price:** \$1,373,000.00

**Contact:** **Bruce Dodson, Listing Agent - 308.539.4455**  
Chase Dodson, Mike Polk, Tony Eggleston, Brad Atkins, Don Walker, Dallas Dodson, Mike Wilken, Brian Reynolds



**Bruce Dodson, AFM**  
Listing Agent



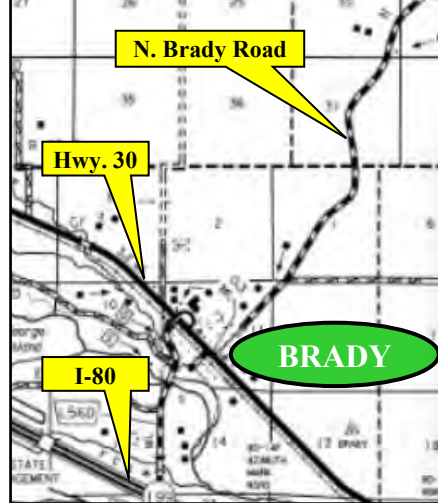
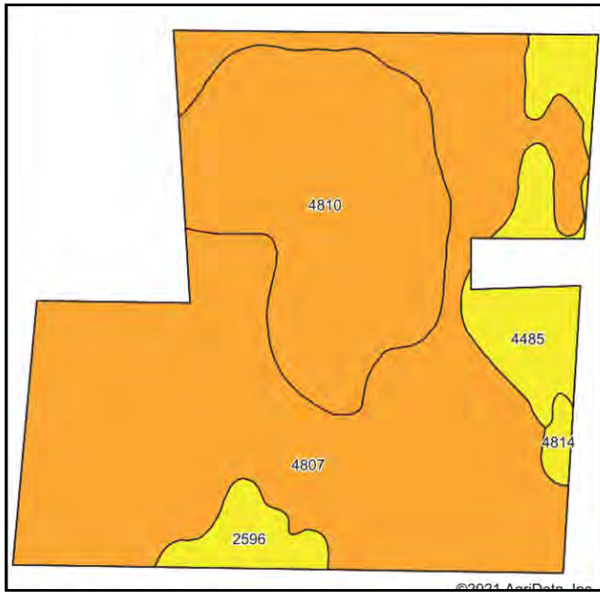
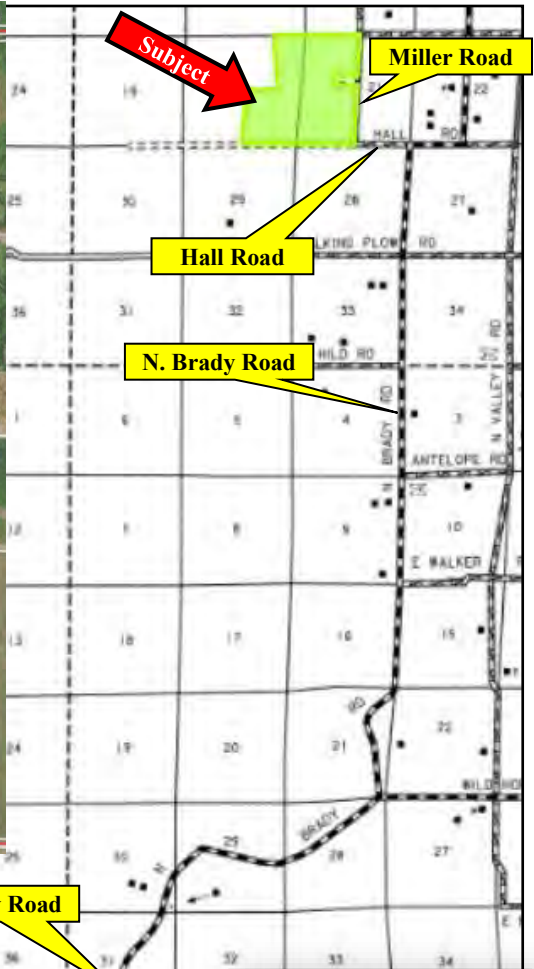
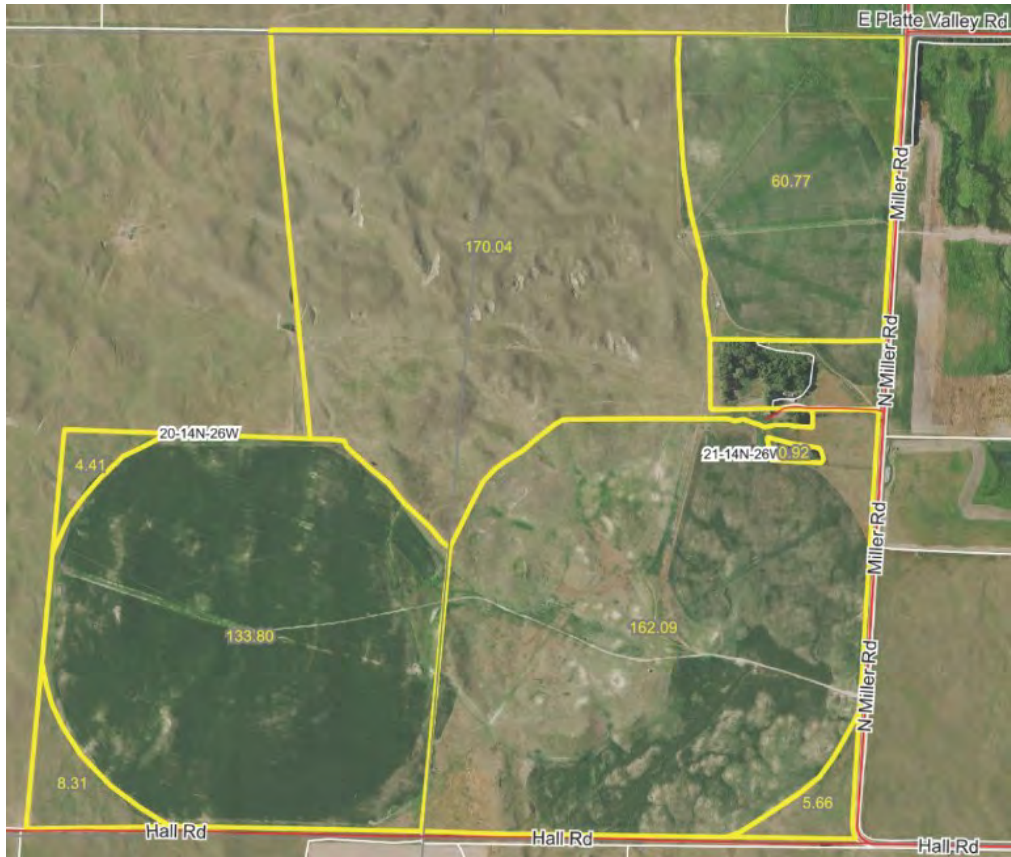
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**NORTH PLATTE**  
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Area Symbol: NE111, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	Range Production (lbs/acre/yr)	SRPG	Corn	Corn Irrigated
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	330.51	60.2%		Vle		2265	16		
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	150.12	27.3%		Vle		2262	6		
4485	Dunday loamy fine sand, 0 to 3 percent slopes	45.60	8.3%		IVe		2440	30	2	12
2596	Hersh fine sandy loam, 3 to 6 percent slopes	18.25	3.3%		IIIe	IIIe	2579	56	3	16
4814	Valentine loamy fine sand, 0 to 3 percent slopes	4.58	0.8%		IVe	IVe	2329	29	1	91
Weighted Average							2289.7	15.9	0.3	2.3



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