

Lincoln County Pivot Irrigated Price Reduced



Location:
Located along
I-80 east and
west of the
Brady Inter-
change.



Legal : Legal Description on page #2.

Acres: Approximately 330 Acres to be surveyed.

Taxes: \$13,000 –estimated after survey

Land Use: 271 NRD certified irrigated acres in the Twin Platte NRD with no pumping restriction and irrigated from two wells with four center pivot Irrigation systems. The balance in wet meadow.

Possession: Purchaser to receive possession at closing subject to an existing lease on the cropland for 2016 crop year. The irrigated cropland is currently leased at \$260 per certified acre with the hay land leased on a 50/50 crop share.

Soils: Primarily Lex Loam with some Platte Alda and Alda Soils

Comments: The irrigated portion is irrigated by four center pivot irrigation systems. The sub-irrigated meadow has a history of very good hay production. The land borders the Platte River with very good deer, turkey and water fowl hunting.

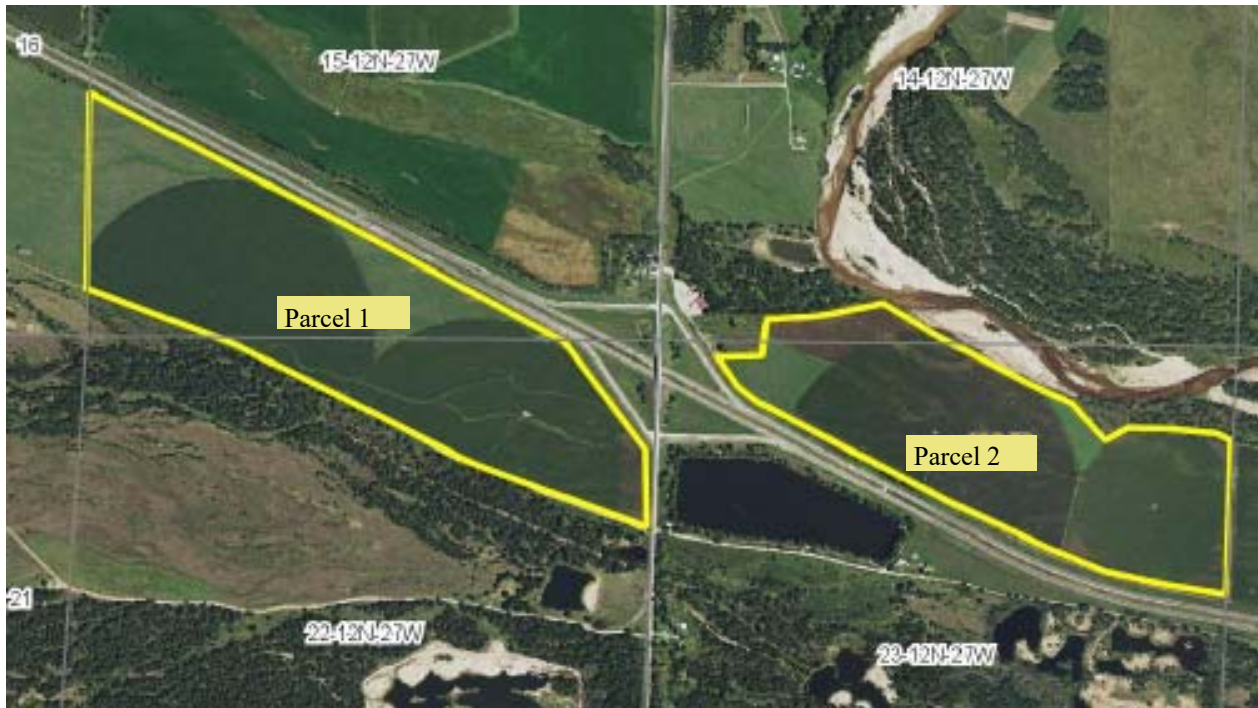
Asking Price: \$1,980,000

Parcel #1 (south of I-80) \$1,100,000

Parcel # 2 (North of I-80) \$880,000

Contact: Gary McCormick; Broker/Listing Agent (308) 696-3248 office (308) 539-4448 cell or mccormickapp@inebraska.com

**McCormick Appraisal & Real Estate
109 E. 2nd Street Suite #1
North Platte, NE 69101
308-696-3248**



Legal Description

Section 14: Part of the SW 1/4

Section 15: All of that part of Lots 7, 8, 9 and 10 and the S $\frac{1}{2}$ SW $\frac{1}{2}$ of Section 15, lying south of Interstate 80 right-of-way.

Section 22: All of Lots 1, 2, and 3, except the accretion and that portion of Lot 1 condemned by the Return of Appraisers recorded in Book 65 at Page 63.

Section 23: Part of the North 1/2

Township 12 North, Range 27 West of the 6th P.M., Lincoln County Nebraska.

Acres are approximate acres determined by computer mapping software and not considered survey accurate. A survey will be completed of split parcels prior to closing.



Center Pivot Irrigated cropland located on the north side of I-80 and irrigated by a T & L hydraulic pivot. The parcel will sell with 121 certified irrigated acres and 25 +/- hay meadow.

Both of the south irrigated parcels are irrigated from well # G-064390 with a recorded static level of 8 ft pumping from 60 ft @900 GPM and cased with a 7 in. well to 320 ft.



Center Pivot Irrigated cropland on the west parcel on the north side of the I-80.

Both of the north irrigated parcels are supplied from well number G-63296 with a static level of 8 Ft and pumping level of 26 Ft on a 9" well. Power is supplied by a John Deere diesel engine and Sargent Pump.



Center Pivot irrigated cropland on the on the south side of I-80.

The parcel south of I-80 sells with 150 certified irrigated acres and 34 +/- acres hay meadow. The irrigation systems have been upgraded with drops for both alfalfa and corn with low pressure sprinklers.



Center Pivot irrigated cropland on the west parcel on the south side of I-80.

The south sprinklers are a Reinke electric on the east and T & L hydraulic system on the west. Power for the well on the south side of the interstate is an electric motor.

