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A-22153



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LAND FOR SALE

312.21± Acres, Sheridan County, Nebraska

OFFERED AT
\$830,000

Highlights:

- Productive, irrigated and rain-fed cropland as well as pasture ground
- Great starter piece or addition to an existing operation
- Available to farm in 2024 crop season



For additional information, please contact:

Matt Miller, Agent | (308) 631-9548

MMiller@FarmersNational.com

Property Information

Directions to Property:

From Gordon, Nebraska, travel five miles east on US Highway 20 then north on 150 Lane for one and one quarter of a mile. The property will be on the east side of the road.

Legal Description:

SE1/4 & Pt SW1/4 Sec. 24, Twp 33N, Rge 41W of the 6th P.M., Sheridan County, Nebraska

Property Description:

Don't miss out on this fantastic opportunity to add high-quality acres to your operation. This is an excellent opportunity to increase your land portfolio or farming operation. The farm is leased through February 29, 2024, but it is available for the 2024 growing season. No fall seeded crops will be planted, so the farm will be available for spring planting in 2024. All Seller-owned mineral rights, if any, will be conveyed to the Buyer(s). Seller will pay all 2023 real estate taxes due in 2024. All subsequent taxes will be the responsibility of the Buyer(s).

Fencing on the farm is serviceable and contains mostly three-strand fencing around the border of the farm, with some four-strand around the small pasture.

Watering equipment includes one working windmill and a livestock watering tank on the east side of the pasture.

Improvements:

The irrigation electrical wiring, disconnect panel, motor panel, and metering equipment are all currently being upgraded. The cost of this work is being paid for by the Seller.

The irrigation well is rated at 800 gpm. There are 127 certified irrigated acres in the Upper Niobrara White NRD. The irrigation motor is a 50 HP electric. The center pivot is a 7 tower Zimmatic pivot with a build date of 1995.

Farm Data:

Cropland	224.93 acres
Pasture	77.14 acres
Non-crop	<u>10.14 acres</u>
Total	312.21 acres

FSA Information:

	Base	Yield
Wheat	39.34 acres	37 bushels
Corn	39.54 acres	126 bushels
Sunflowers	15.02 acres	891 bushels

Taxes:

- \$4,403.62



Aerial Map



Soils Map



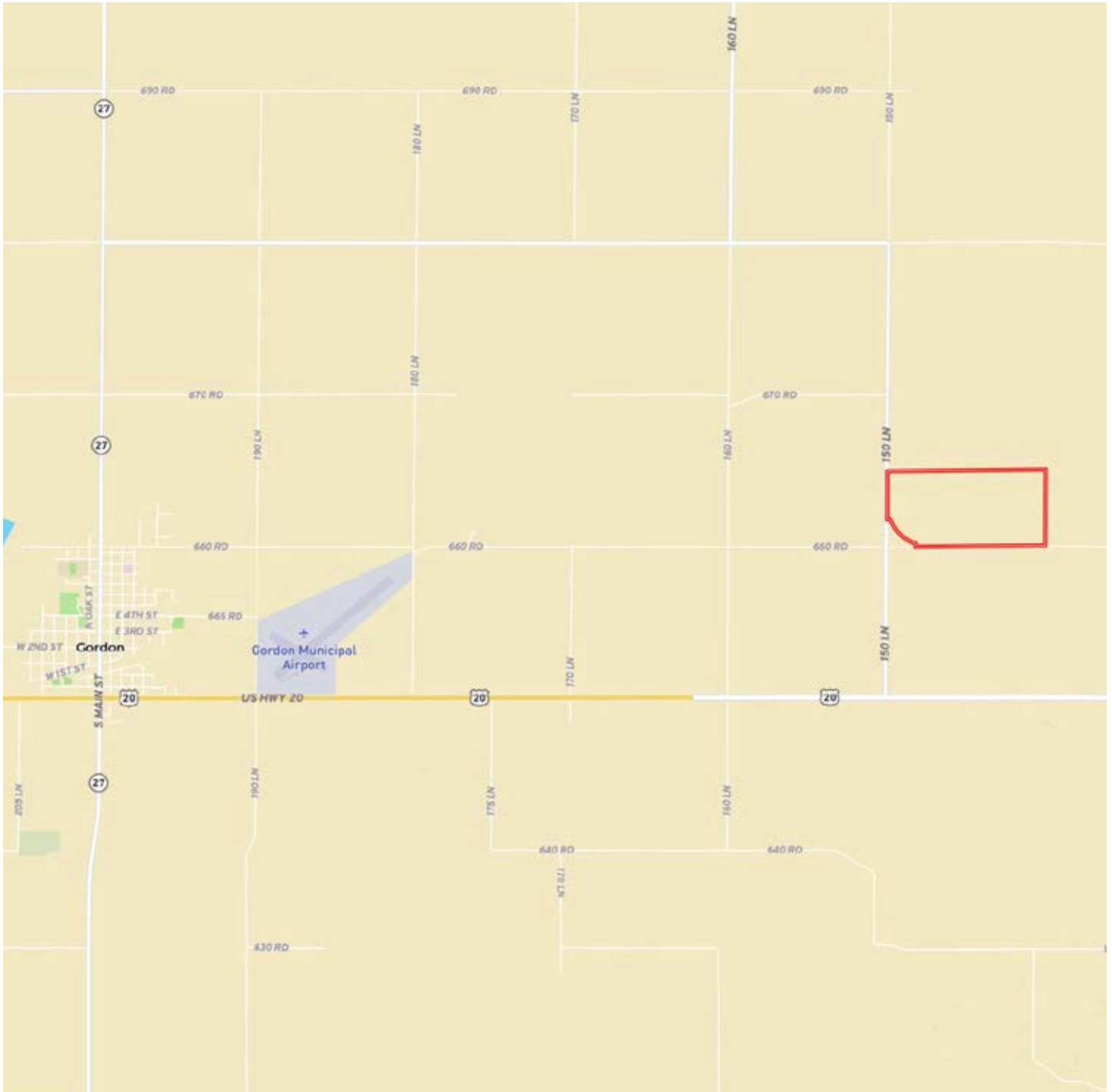
Soils Description

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	114.09	36.6	0	30	3e
1809	Satanta fine sandy loam, 1 to 3 percent slopes	69.51	22.3	0	37	3e
5141	Busher-Tassel fine sandy loams, 9 to 30 percent slopes	55.17	17.7	0	24	6e
2361	Munjor fine sandy loam, channeled, frequently flooded	34.63	11.11	0	21	6w
5121	Busher fine sandy loam, 6 to 9 percent slopes	14.92	4.79	0	31	4e
5967	Jayem fine sandy loam, 6 to 9 percent slopes	10.52	3.37	55	31	4e
4490	Dunday loamy fine sand, 3 to 9 percent slopes	9.64	3.09	0	23	6e
5188	Keya loam, 0 to 2 percent slopes	3.23	1.04	0	58	2c
TOTALS		311.71(*)	100%	1.86	29.65	4.03



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Property Location



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