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FOR MORE INFO!



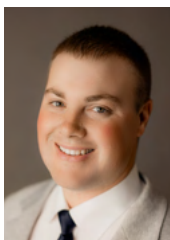
LAND FOR SALE

80± Acres, Dundy County, Nebraska

OFFERED AT
\$380,000

Highlights:

- Quality irrigated and dry farmland
- Great access off Highway 34
- 71.5 Certified Irrigated acres in the Upper Republican NRD



For additional information, please contact:

Kaleb Huxoll, Agent

(308) 345-1241 or (308) 350-0039

KHuxoll@FarmersNational.com

Property Information

Directions to Property:

From Benkelman, Nebraska, head west on Highway 34 for 14 miles. The property sits on the south side of Highway 34. From Haigler, Nebraska, head east on Highway 34 for 8.5 miles. The property sits on the south side of Highway 34.

Legal Description:

Parcel ID: 270060769 SENW-LOT 3 30-1-39 (south of Highway 34) 80.00 Acres.

Property Description:

Prime Pivot-Irrigated Farm – Dundy County, Nebraska

Located just off Highway 34, this exceptional farm offers convenient access and strong agricultural potential in the heart of southwest Nebraska. Spanning 71.5 certified irrigated acres within the Upper Republican NRD, this property is ideally suited for row crop production with reliable water resources and efficient pivot irrigation.

Key Features:

- 71.5 Certified Irrigated Acres – Upper Republican Natural Resources District
- 52 Acres under Pivot – Maximizes water efficiency and crop yield
- Excellent Access – Directly off Hwy 34, ideal for equipment and transport
- Productive Soils – Suitable for corn, wheat, soybeans, alfalfa and other row crops
- Strong Investment Opportunity – Consistent yields and long-term value

Whether you're expanding your current operation or investing in high-quality farmland, this Dundy County property delivers the infrastructure, location, and water rights to support successful farming for years to come.

Improvements:

Well Registration #G-072953. 6-tower Valley pivot and 50-horsepower electric well. Well is registered at 800 gpm and is 75ft deep.

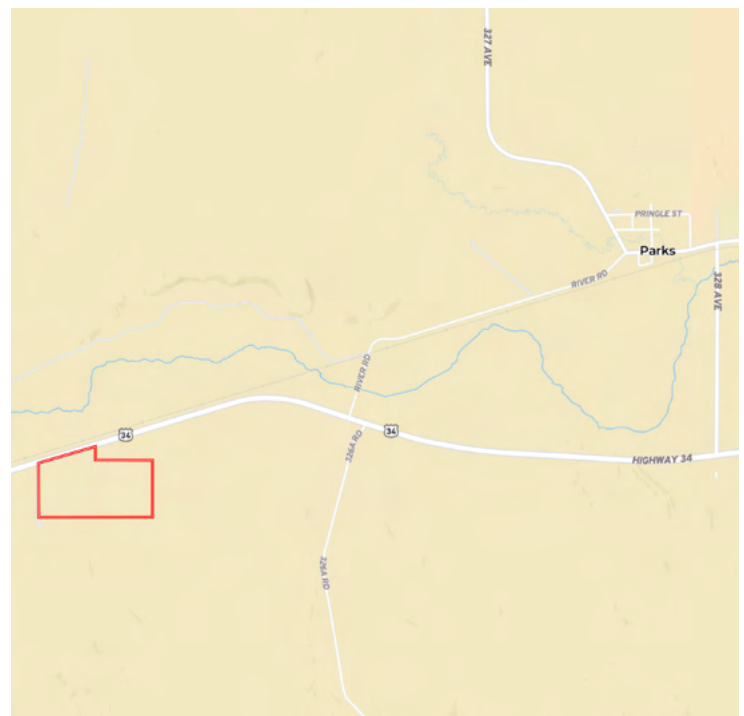
2024 Taxes:

\$1,400 (Estimated)

Price:

\$380,000

Property Location Map



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.

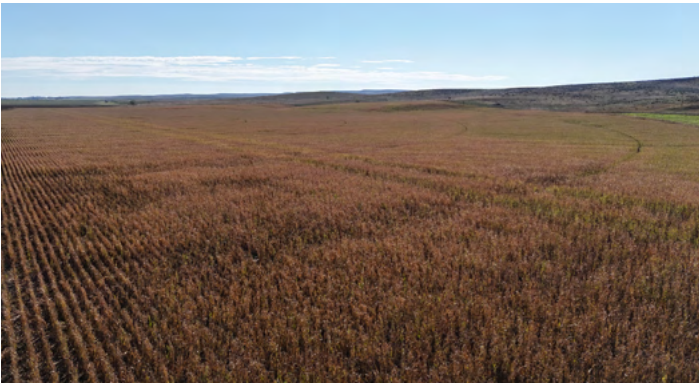
Aerial Map

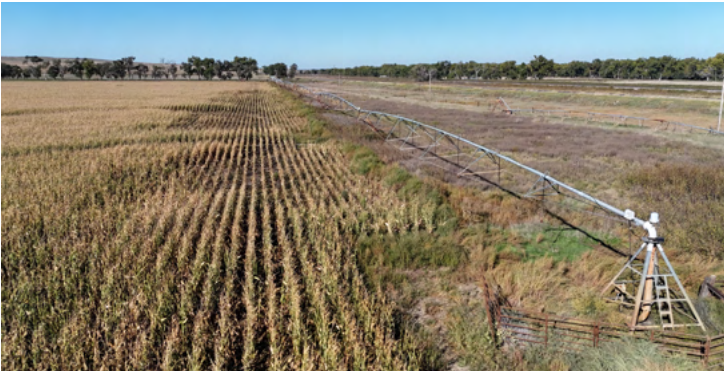


Soil Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1553	Benkelman very fine sandy loam, 0 to 2 percent slopes	50.25	59.92	0	39	2c
1849	Sulco loam, 9 to 30 percent slopes	14.36	17.12	0	32	6e
1848	Sulco loam, 6 to 9 percent slopes	7.67	9.15	0	40	4e
1855	Ulysses loam, 3 to 6 percent slopes	7.45	8.88	0	53	3e
5859	Scoville loamy sand, calcareous, 1 to 3 percent slopes	4.13	4.92	0	27	4e
TOTALS		83.86(*)	100%	-	38.55	3.06





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