

Southern Lincoln County Irrigated Farm

LOCATION: From North Platte drive south on Hwy 83 to Medicine Rd (2.8 miles south of Hwy 23 West intersection), turn right and drive 4.2 miles west to Ash Grove Rd., turn left and drive 4.4 miles to property left.

LEGAL: South 1/2 of Section 26, Township 9 North, Range 31 West of the 6th P.M. in Lincoln County, Nebraska

DESCRIPTION: 263.3 certified irrigated acres (Middle Republican NRD), 53.7 non-irrigated acres, 320.0 +/- total taxable acres

2020 RE TAXES: \$ 10,568.86

2020 OCCUPATION TAX: \$ 2,633.00

PRICE: \$1,800,000

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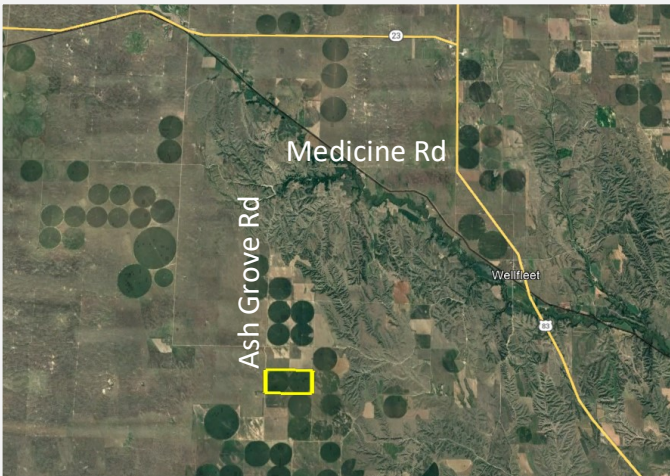
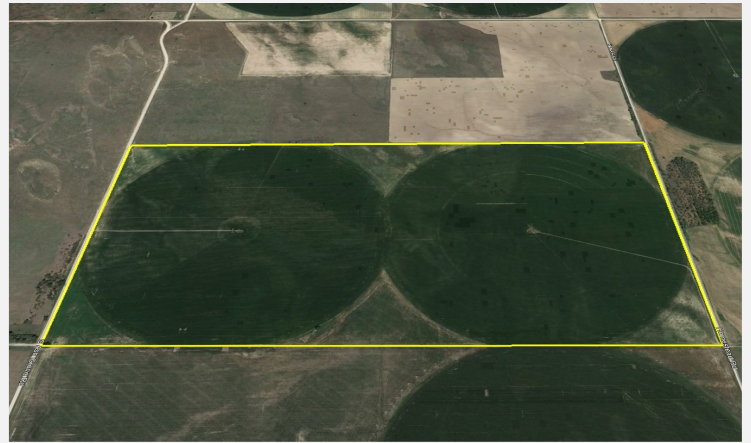


Information is from sources considered reliable, however the accuracy is not guaranteed by H-D Management Co., seller or agent. We urge prospective buyers to inspect and rely upon their own conclusions. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice. Maps and boundaries are estimates.

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Here is an offering of 2 irrigated pivot circles including 263.3 certified irrigated acres watered from two 8 tower T-L systems. Water is supplied from a single 1800 GPM irrigation well powered by a 200 HP electric motor. The farm has 38.01" of remaining allocation for the 2022 growing season. A majority of the farm is Class II and II Hord and Anselmo-Holdrege fine sandy loams. Also included is 10 GPM livestock well and tank.

Estimated Income:	263.3 Irrigated Acres x 55 bushel rent x \$5.15/bu	+	\$74,580
	53.7 Non-Irrigated Acres x 13 bushel rent x \$5.15/bu	+	\$ 3,595
	Less Repairs	-	\$ 2,750
	Less Real Estate Tax	-	\$ 10,569
	Less Occupation Tax	-	\$ 2,633
	NET INCOME	=	\$62,223



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