



WEBSTER RIVER BOTTOM FARM



111± acres of income producing crop land with excellent recreational opportunities.

JAKE MCQUILLEN

Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$675,000**

Location

1 mile south of Red Cloud on Hwy 281
3 miles east on River Rd to Rd 1500
half mile half mile north on Rd 1500 to River Rd
Quarter mile east of River Rd.

Legal Description

Section 9 Township 1 Range 10 PT W1/2 NW1/4 9-1-10
Section 8 Township 1 Range 10 NE1/4NE1/4 & PT LOT 1 IN SE1/4NE1/4 8-1-10

Acres **111.81±**

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$2,316.50**

Property Summary

This 111-acre farm in Webster County, Nebraska offers an exceptional blend of income-producing row crop ground, established irrigation infrastructure, and outstanding recreational potential. Located on the Republican River Bottom, this farm features an active irrigation well powered by a Duetz motor, with 45 banked inches of water allocation remaining, providing valuable irrigation potential. Currently enrolled in row crop production, the land generates steady income while also serving as a highway for wildlife, including deer, turkey, upland game, and waterfowl. With its water allocation, and abundant hunting opportunities, this property is ideal for producers, investors, or outdoorsmen seeking an income producing and versatile piece of Nebraska farmland.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Income Potential

101.51 Cropland acres x \$125/acre=\$12,688.75/year

*Income potential based on dryland cash rents

FSA Info

Base Acres Corn- 45 acres, PLC Yield 122

Soybeans- 10.8, PLC Yield 40

Cropland- 101.51 acres

Farmland- 110.47 acres

Well Information

Registration Number G-050354

Status- Active Registered Well

Use Description- Irrigation

NRD- Lower Republican

Acres 102

Pump Rate- 400 GPM

Column Diameter- 6

Total Depth- 38

Static Water Level- 10

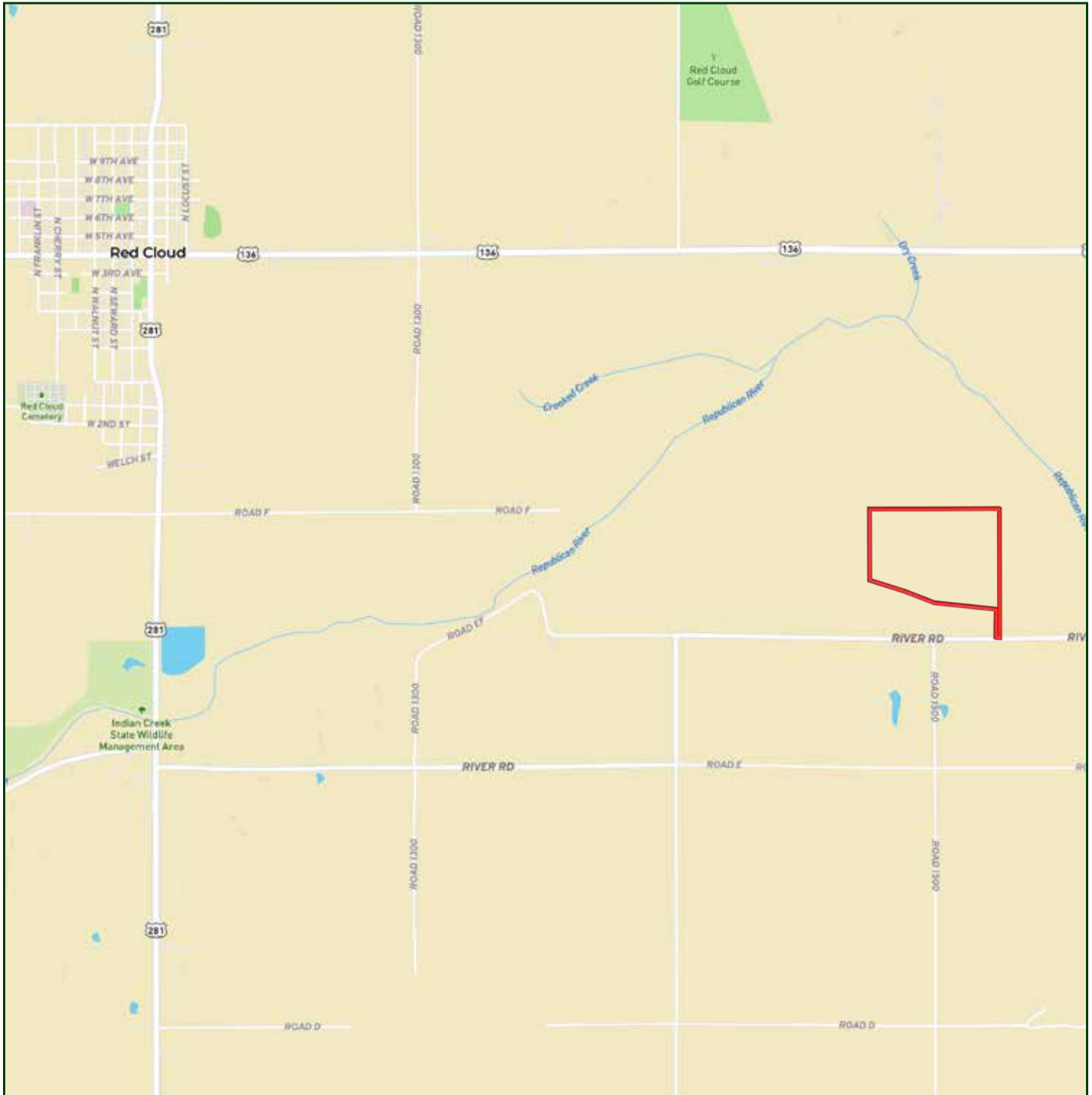
Pumping Water Level- 29

Owner ID- 159993

Registration Date- 9/25/1990

Completion Date- 8/6/1990

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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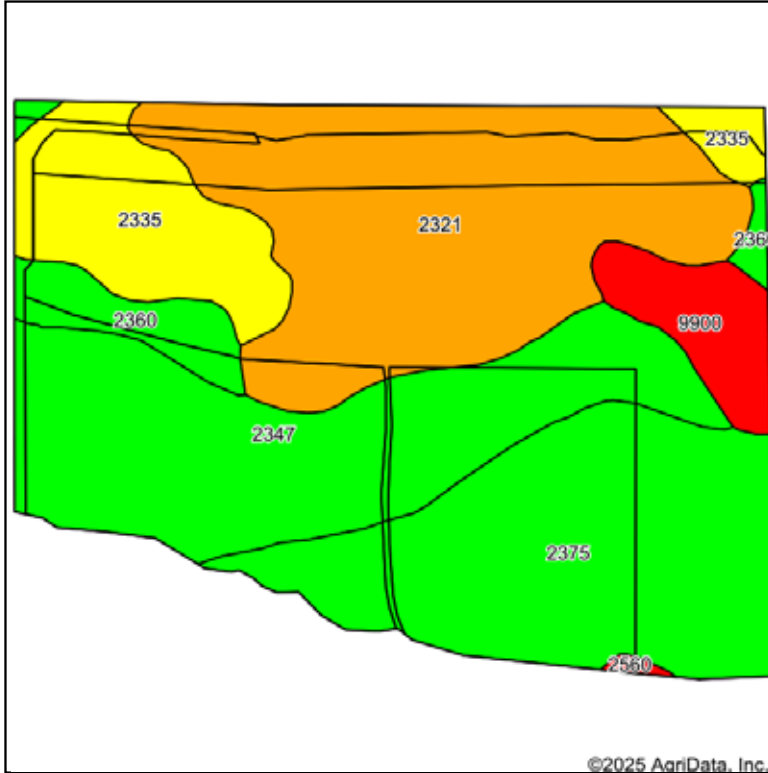
AERIAL MAP



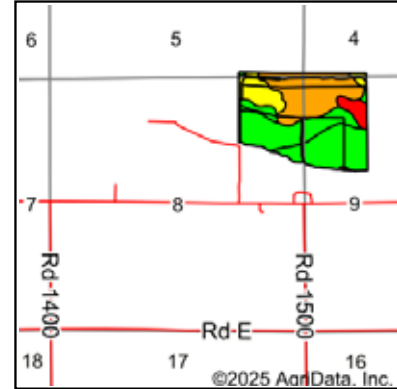
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SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**

County: **Webster**

Location: **8-1N-10W**

Township: **Garfield**

Acres: **109.56**

Date: **6/29/2025**



Area Symbol: NE181, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2321	Inavale fine sand, 0 to 3 percent slopes	32.88	30.0%		> 6.5ft.	Vle	IVe	32	25
2347	McCook silt loam, rarely flooded	27.12	24.8%		> 6.5ft.	Iw	Iw	64	53
2375	Roxbury silt loam, rarely flooded	27.10	24.7%		> 6.5ft.	Ile	Ile		76
2335	Inavale loamy fine sand, 0 to 3 percent slopes	12.35	11.3%		> 6.5ft.	IVe	IIIe	34	24
9900	Fluvaquents, frequently flooded	5.11	4.7%		0ft.	VIIIw		3	1
2360	Munjoy fine sandy loam, rarely flooded	4.76	4.3%		> 6.5ft.	Ile	Ile	48	35
2560	Coly-Uly-Hobbs silt loams, 3 to 60 percent slopes	0.24	0.2%		> 6.5ft.	Vlle		45	31
Weighted Average						3.47	*-	31.6	*n 43.8

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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