



GOSPER COUNTY PIVOT AND DRYCROP 80



240± acres of high-quality farmland located NW of Arapahoe, NE.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price

\$1,620,000-both parcels

Pivot Irrigated Parcel

\$1,300,000 | Taxes: \$6,116.10

Location: On NE corner of road 731 and Road 419 (Between 7 and 9 miles NW of Arapahoe)

Acres: 160± total (135.25 Certified Irrigated | 18.93± Drycrop | 2.21± Grass | 3.67± Roads)

Legal Description: SW 1/4 Section 1-Township 5-Range 24 West of the 6th P.M. Gosper County, Nebraska

Property Summary:

Located in southwest Gosper County, this high-quality pivot-irrigated farm is offered for sale for the first time since its development in 2001. The property features an 8-tower Valley center pivot equipped with a John Deere diesel engine, Western Land Roller pump, and Amarillo gearhead. The farm is comprised primarily of productive Class I and II Holdrege and Hall silt loam soils, with additional Hobbs and Uly-Coly silt loams. There are 135.25 certified irrigated acres within the Tri-Basin NRD, with no current water restrictions. The field is predominantly level with a gentle draw in the southeast portion.

The property will be available for the 2026 growing season.

Well Info:

G-113179

Registration date 12/3/2001

Depth 210'

Pump Depth 200'

Static 123'

Improvements:

8 tower valley pivot Early 2000s model

John Deere Diesel Engine

Amarillo Gear Drive

Lima Mac Generator

2 fuel tanks

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. 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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PROPERTY HIGHLIGHTS

Drycrop Parcel

\$320,000 | Taxes: \$1,146.30

Location: On SW corner of Road 730 and Road 422 (Between 7 and 9 miles NW of Arapahoe)

Acres: 80± total (75.96± Drycrop | 4.05± Roads)

Legal Description: N 1/2-NW 1/4 Section 16- Township 5- Range 23 West of the 6th P.M. Gosper County, Nebraska

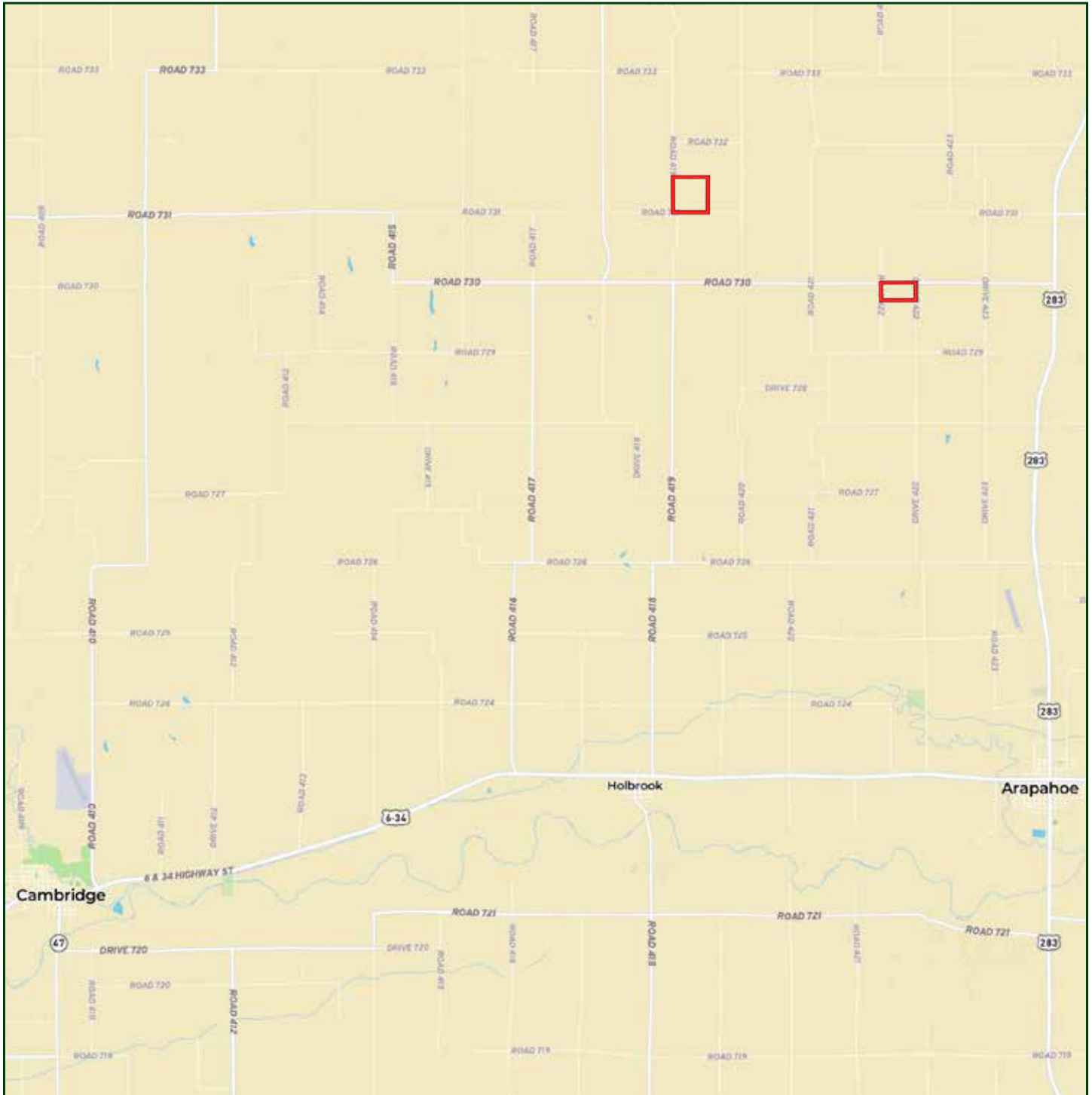
Property Summary:

Gosper County Dryland 80 is located northwest of Arapahoe, Nebraska, and offers excellent access with county roads on three sides. The property is comprised primarily of productive Class II Holdrege and Hall silt loam soils and is well suited for dryland crop production. Established terraces are in place to effectively manage runoff and protect soil quality.

The property will be available for the 2026 growing season.



LOCATION MAP



Boundary lines are estimates - Map for illustration only

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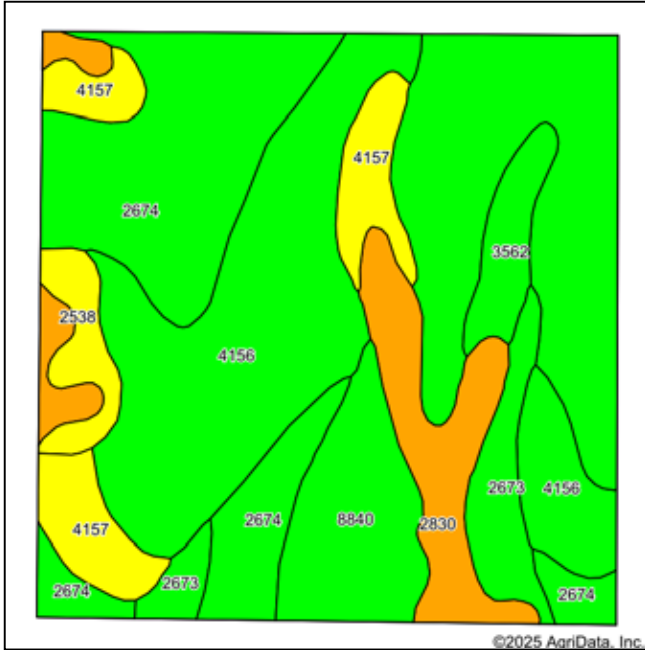
AERIAL MAP



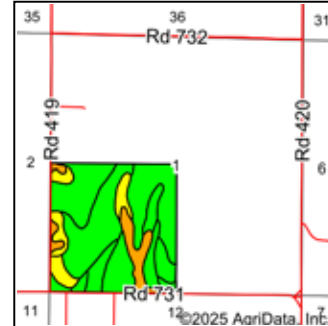
Boundary lines are estimates - Map for illustration only

PIVOT SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
County: **Gosper**
Location: **1-5N-24W**
Township: **West Muddy**
Acres: **158.76**
Date: **12/29/2025**

LASHLEY
LAND AND RECREATIONAL BROKERS

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Area Symbol: NE073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	63.57	40.0%		Ile	Ile						74
4156	Holdrege-Uly silt loams, 1 to 3 percent slopes	39.30	24.8%		Ile	Ile	68		1	1		74
2830	Uly-Coly silt loams, 11 to 30 percent slopes	14.71	9.3%		Vle		32					62
8840	Hall silt loam, 0 to 1 percent slopes	12.56	7.9%		Iw	I	71					67
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	11.91	7.5%		IIle	IIle	66					64
2673	Holdrege silt loam, 0 to 1 percent slopes, plains and breaks	7.77	4.9%		IIc	IIc						75
3562	Hobbs silt loam, occasionally flooded, cool	4.64	2.9%		IIlw	IIlw						73
2538	Coly silt loam, 6 to 11 percent slopes, eroded	4.30	2.7%		IVe	IVe	51	1	18	20	18	56
Weighted Average					2.42	*-	31.7	*-	0.7	0.8	0.5	*n 71.1

*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.

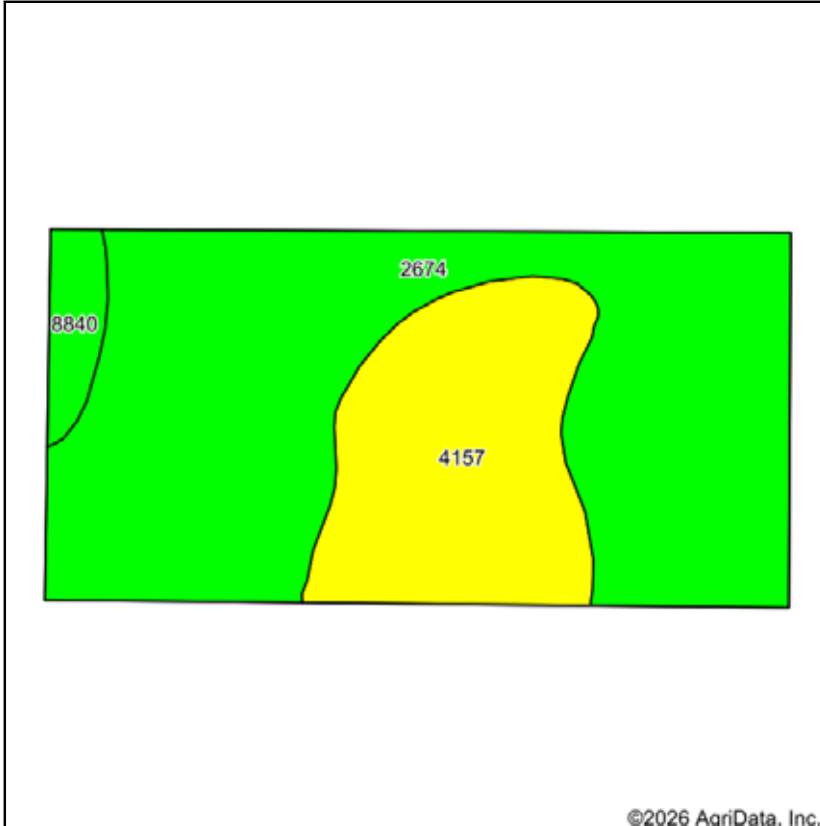
Soils data provided by USDA and NRCS.

Boundary lines are estimates - Map for illustration only

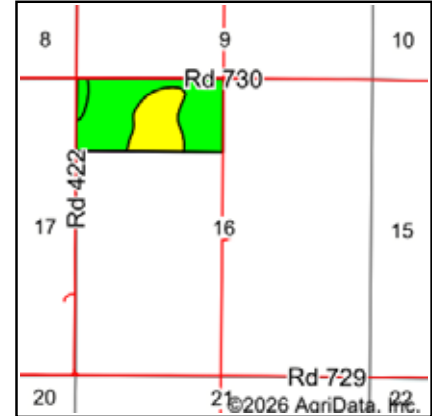
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DRYCROP SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Gosper**
 Location: **16-5N-23W**
 Township: **Elk Creek**
 Acres: **77.94**
 Date: **1/16/2026**



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Area Symbol: NE073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2674	Holdrege silt loam, 1 to 3 percent slopes, plains and breaks	53.87	69.1%		Ile	Ile		74
4157	Holdrege-Uly silt loams, 3 to 7 percent slopes, eroded	21.17	27.2%		IIle	IIle	66	64
8840	Hall silt loam, 0 to 1 percent slopes	2.90	3.7%		Iw	I	71	67
Weighted Average					2.23	2.23	20.6	*n 71

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

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PROPERTY IMAGES



Pivot Irrigated Parcel



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Drycrop Parcel



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Drycrop Parcel





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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