



PHELPS COUNTY IRRIGATED FARMS



Two pivot quarters located in a strong farming area.

LINDSEY FEUERBORN

Sales Associate

Lindsey's Cell: 308-352-6377

Email: lindsey@lashleyland.com

ELLIE SCHAD

Sales Associate

Ellie's Cell: 618-917-1505

Email: ellie@lashleyland.com

PROPERTY HIGHLIGHTS

List Price

\$4,350,000

Location

Approximately 10 miles South and 11 miles East of Lexington, or 10 miles North and 11 miles East of Holdrege, Nebraska

Legal Description

Parcel 1: 33-8-20 PT. NW1/4 33-8-20

Parcel 2: 34-8-20 PT. NE1/4 34-8-20

Property Summary

These are excellent pivot quarters located in a strong farming area. The soils in this area are mostly Class 1 and Class 2 (irrigated) Holdrege silt loam. This area typically receives 22" to 24" of annual rainfall. Both parcels are located in the Tri-Basin NRD within the Platte watershed, and as such, have no pumping restrictions. Pivot irrigated land in this area is an excellent investment as most NRDs in Nebraska have pumping restrictions and a moratorium on new wells, so pivot irrigated farmland is only going to gain in appreciation, as they won't be making any more of it!

These pivots are fairly new, or new and the Owner/operator is dedicated to regular maintenance.

Parcel 1: \$2,133,700 | 150.32± acres | Taxes: \$6,291.96

This parcel is comprised of 26.4% Class I soils, 48.5% Class II soils, and 23.4% Class III. This parcel has a 1981 Valley Pivot with a diesel motor on the well and generator. This parcel enjoys both surface water rights and well water rights. Owner reports that the surface water is sufficient for the majority of the growing season, making irrigation more cost effective.

Well Info

Registration # G-065640

GPM: 800gpm

Static level: 75ft

Pumping Level: 130ft

Parcel 2: \$2,216,300 | 152.87± acres | Taxes: \$5,995.64

This Parcel is comprised of 75% Class I Holdrege silt loam, with the balance in sloped Cody silt loam. This parcel has a 2022 Zimmatic pivot with corner system and a natural gas motor on well with both ground water and surface water capabilities.

Well Info

Registration # G-049184

GPM: 1100gpm

Static level: 59ft

Pumping Level: 98ft

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LINDSEY FEUERBORN

Sales Associate

Cell Phone: 308-352-6377

Email: lindsey@lashleyland.com

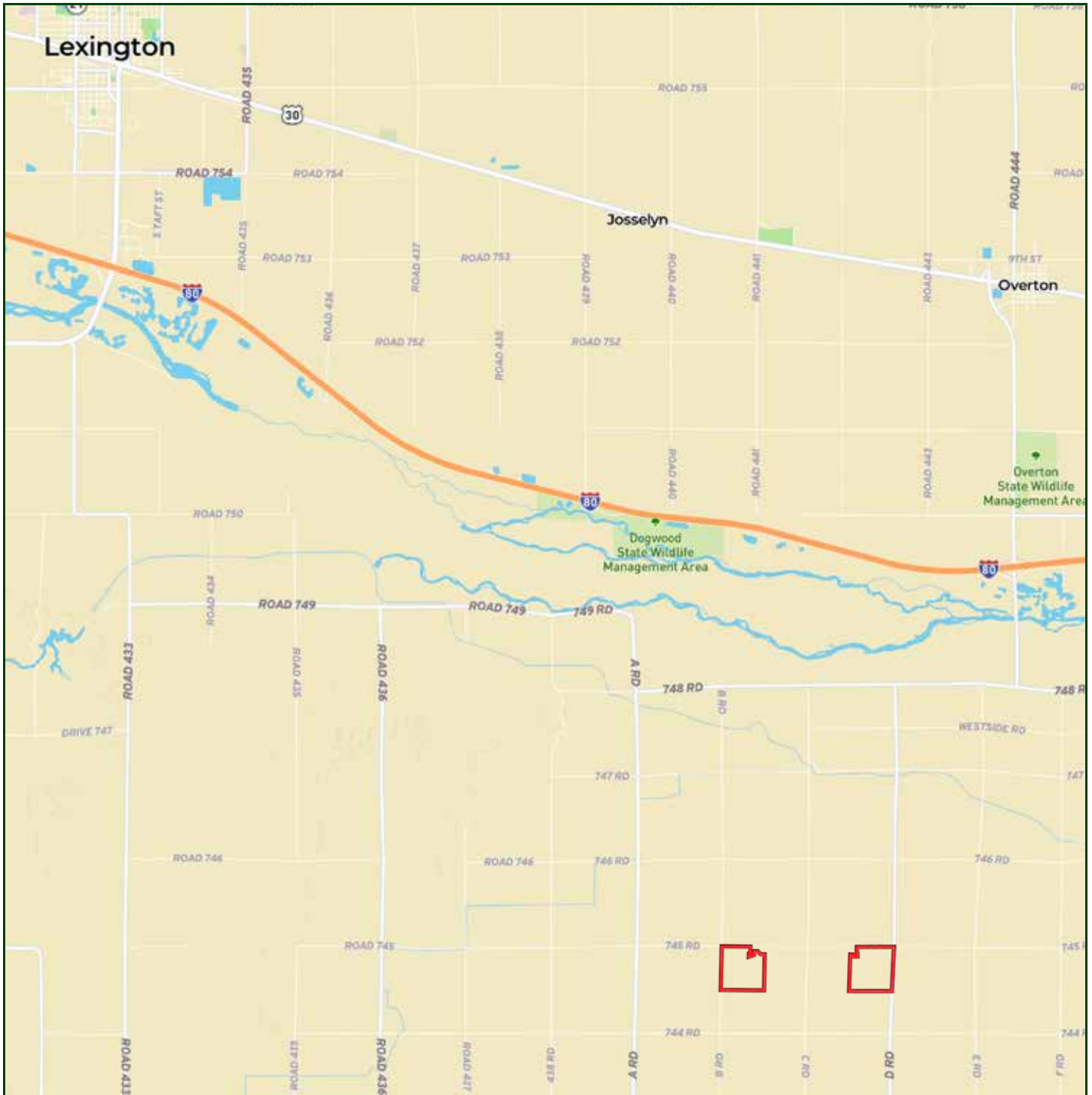
ELLIE SCHAD

Sales Associate

Cell Phone: 618-917-1505

Email: jordan@lashleyland.com

LOCATION MAP



Boundary lines are estimates - Map for illustration only

PARCEL 1 AERIAL MAP



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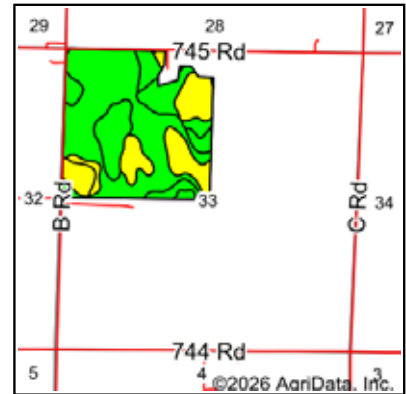
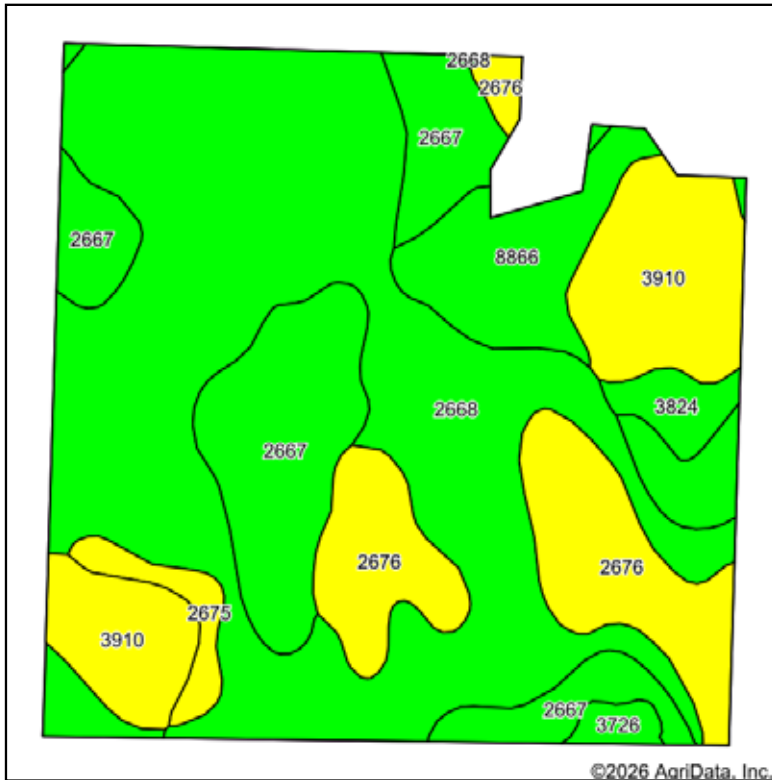
PARCEL 2 AERIAL MAP



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PARCEL 1 SOILS MAP

Soils Map



State: **Nebraska**
 County: **Phelps**
 Location: **33-8N-20W**
 Township: **Westside**
 Acres: **151.25**
 Date: **1/14/2026**



Area Symbol: NE137, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2668	Holdrege silt loam, 1 to 3 percent slopes	70.81	46.8%		> 6.5ft.	Ile	Ile	68	78
2667	Holdrege silt loam, 0 to 1 percent slopes	26.67	17.6%		> 6.5ft.	Ile	Iw	69	78
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	18.59	12.3%		> 6.5ft.	IIle	IIle		68
3910	Scott silt loam, frequently ponded	16.84	11.1%		0ft.	IVw		19	24
8866	Hord silt loam, 0 to 1 percent slopes, warm	12.10	8.0%		> 6.5ft.	IIc	Ie		79
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	2.57	1.7%		> 6.5ft.	IIle	IIle		75
3824	Crete silt loam, 0 to 1 percent slopes	2.50	1.7%		> 6.5ft.	IIIs	IIIs	71	63
3726	Detroit silt loam, 0 to 1 percent slopes	1.17	0.8%		> 6.5ft.	IIc	Iw	64	67
Weighted Average						2.36	*-	47.8	*n 70.5

*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.

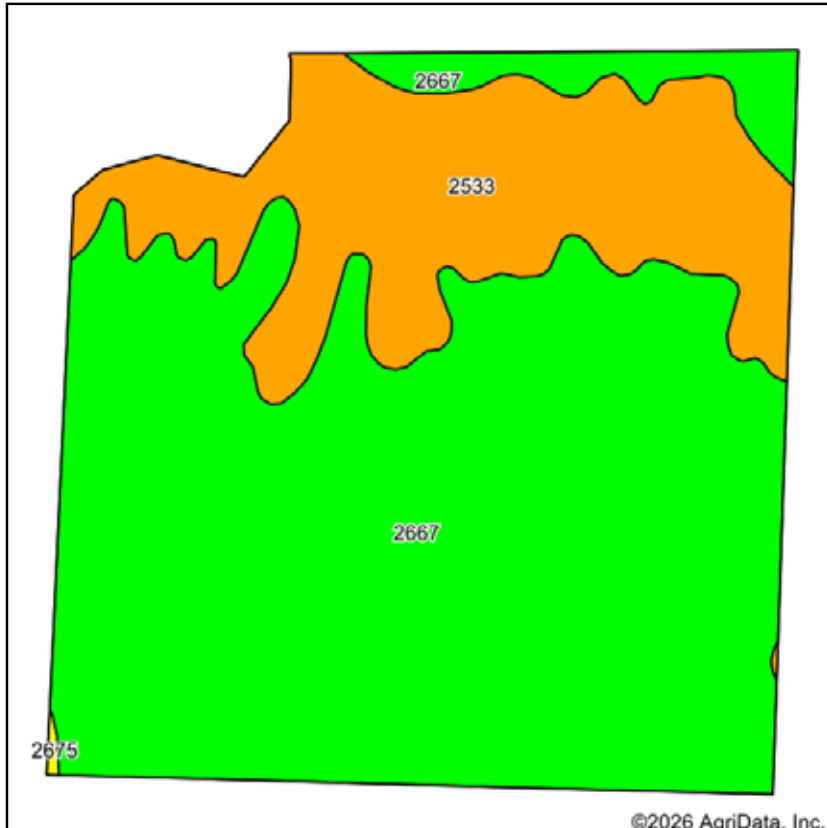
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 Sales Associate
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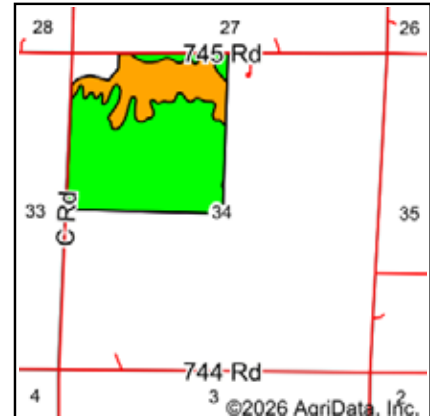
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PARCEL 2 SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Phelps**
 Location: **34-8N-20W**
 Township: **Westside**
 Acres: **153.56**
 Date: **1/14/2026**

LASHLEY LAND AND RECREATIONAL BROKERS

Maps Provided By
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 CUSTOMIZED ONLINE MAPPING
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Area Symbol: NE137, Soil Area Version: 26

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
2667	Holdrege silt loam, 0 to 1 percent slopes	115.01	74.9%		Ile	Iw	69	78
2533	Coly silt loam, 11 to 30 percent slopes	38.39	25.0%		Vle		30	62
2675	Holdrege silt loam, 3 to 7 percent slopes, plains and breaks	0.16	0.1%		Ille	Ille		75
Weighted Average					3.00	*-	59.2	*n 74

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

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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: info@lashleyland.com

Website: LashleyLand.com

Mike Lashley, Owner|Broker

Amy Lashley-Johnston, Scott Saults, Skip Marland, Jordan Maassen, April Good, Jon Farley, Tami Timmerman-Lashley, Randy Helms, Bill Grant, Shane Mauch, Jake McQuillen, Brandi Housman, Leala Jimerson, Stephanie Miller, DeAnn Vaughn, Ann Gray, Jake Hopwood, Bryan Cabrera, Lindsey Feuerborn, Robby Uehran, and Tom Moss

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[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

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