



SOUTHWESTERN KEITH COUNTY PIVOT



A quality pivot irrigated farm Southeast of Big Springs, NE.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$1,275,000**

Location

From Brule I-80. 1.75 miles West on Road 60. South 2 miles on West Road I South then West 5 miles on Road West 40 then South 1/2 mile on Road West N South.

Approximately 4.5 miles SE of Big Springs or 8.5 miles from Brule.

Legal Description

SE1/4 (less a tract to be surveyed in the NE corner) Section 4- T12- R41 West of the 6th P.M. Keith County, Nebraska

Acres

142.65 +/- Certified Irrigated Acres in the TPNRD

Tax assessed acres:

129.49± Irrigated

25.2±Dryland

2±Roads

156.69± (to be surveyed)

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 **\$5,786.12**

Improvements

- Newer 7 tower Valley Poly Lined pivot.
- Electric submersible well.

Income Potential

\$240/acre irrigated and \$50/acre dryland

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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Well Info

Registration Number: G-046821

Status: Active Registered Well

Well Use Description: Irrigation

NRD Name: Twin Platte

County Name: Keith

Location: NESE S4-T12-R41West

Series Type: Connected to pump into a common carrier

Pump Column Diameter: 10

Total Depth: 190

Static Water Level: 64

Pumping Water Level: 114

Registration Date: 9/12/1975, 12:00 PM

Completion Date: 6/12/1975, 12:00 PM

Property Summary

Southwestern Keith County Pivot is an excellent opportunity to acquire a quality pivot-irrigated quarter in Southwest Keith County, Nebraska. Ideally located, approximately 8.5 miles southwest of Brule and 4 miles southeast of Big Springs, the property offers convenient access via a well-maintained county gravel road while remaining in a strong and productive agricultural area.

This farm features highly desirable soils, consisting of approximately 73% Class I Duroc Loam and 27% Class II Bayard Very Fine Sandy Loam, providing a solid foundation for consistent crop production. The property lies within the Twin Platte NRD and includes 142.65 certified irrigated acres (CIA), with the potential for a slight increase pending completion of a homesite survey.

Irrigation is provided by a newer 7-tower Valley pivot equipped with poly lining, offering efficient and reliable water delivery. The farm is located within TPNRD Zone 9 and is subject to applicable NRD regulations.

A quality tenant is in place for the 2026 growing season, with the current wheat crop belonging to the tenant, allowing for a seamless transition for the new owner.

Situated in a proven farming region with strong demand, this property represents an excellent opportunity for both operators looking to expand and investors seeking a dependable agricultural asset.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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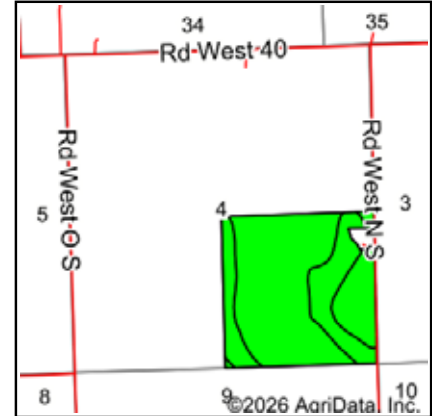
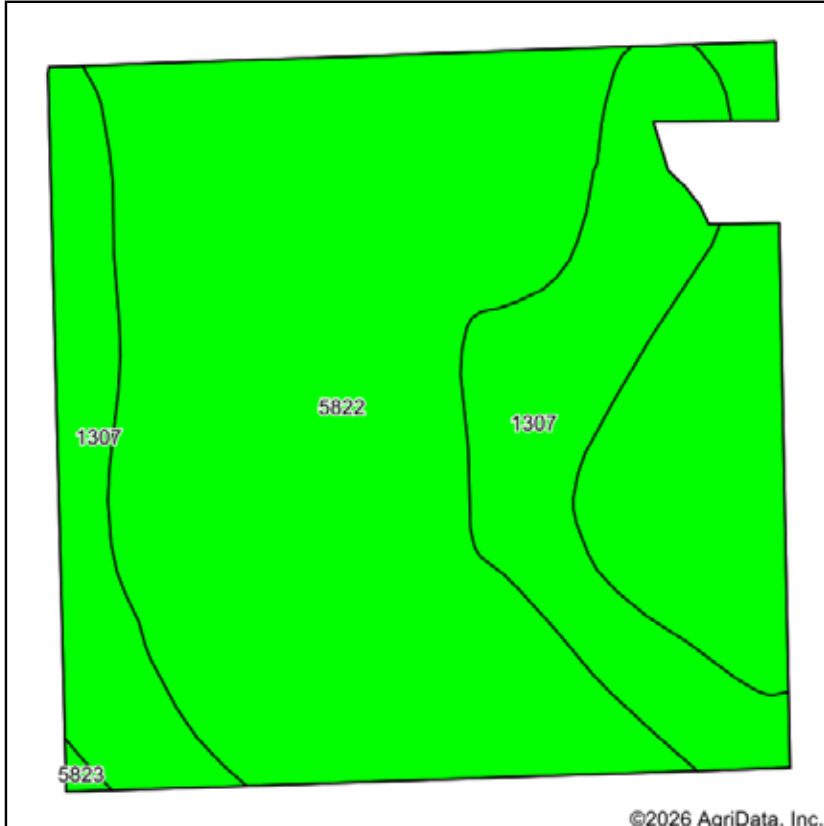
AERIAL MAP



Boundary lines are estimates - Map for illustration only

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Keith**
 Location: **4-12N-41W**
 Township: **Brule**
 Acres: **155.82**
 Date: **3/23/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE101, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	Winter wheat Bu	*n NCCPI Soybeans			
5822	Duroc loam, terrace, 0 to 1 percent slopes	113.26	72.7%			Ilc	I	58	46	50		
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	42.20	27.1%			Ile	Ile	47	34	35		
5823	Duroc loam, terrace, 1 to 3 percent slopes	0.36	0.2%			Ile	Ile	56	42	49		
Weighted Average								2.00	1.27	55	42.7	*n 45.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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