

BIG SPRINGS PIVOTS



Two pivot irrigated farms with high quality soils.

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PROPERTY HIGHLIGHTS

List Price **\$1,750,000**

Location

1 mile South of the I-80 Interchange and 1/2 mile East on Deuel County Road 6

Legal Description

E 1/2 Section 12-Township 12- Range 42 West of the 6th P.M. Deuel County, Nebraska

Acres

248± TBD by survey
214.63± CIA's South Platte NRD
33.37± Drycrop, Roads and Site

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 **\$6,709.28**

Well Info

G-032563

G-052142

Surface Water: #A-393 (67.17 Acres)

FSA Info

233.9 Cropland

170.2 Corn Base acres w/ PLC yield 164 bpa

Income Potential

2026 Lease 66%-33% crop share. Landlord share is 33% of crops.

Outbuildings

Small galvanized storage shed

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 Summary

2 pivot systems: 2002 7-tower Zimmatic & 2012 7-tower Zimmatic both have electric motors.

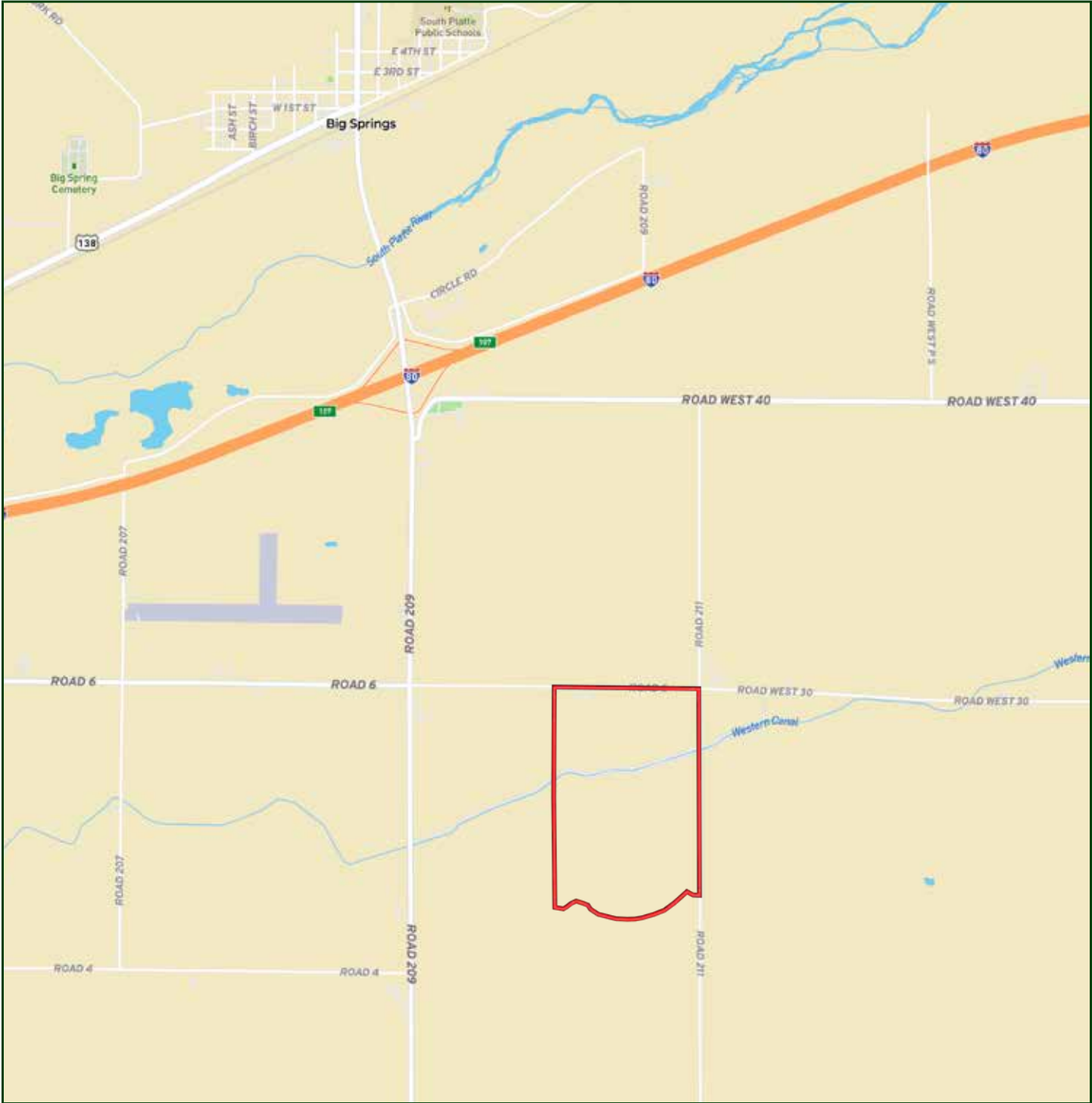
Soils: 80% Class II Chappell-Alice-Broadwater Complex & 20% Class I Duroc loam

High quality pivot soils. South Platte River Valley South of Big Springs.

Excellent opportunity to purchase quality pivots with both ground water CIA's and surface water rights along the Western Canal with excellent road access. This area has several grain elevators close by for easy harvest delivery. Adding to the excellent road access there is plenty of room to add future bin site, additional farm buildings or even a future home.



LOCATION MAP



Boundary lines are estimates - Map for illustration only

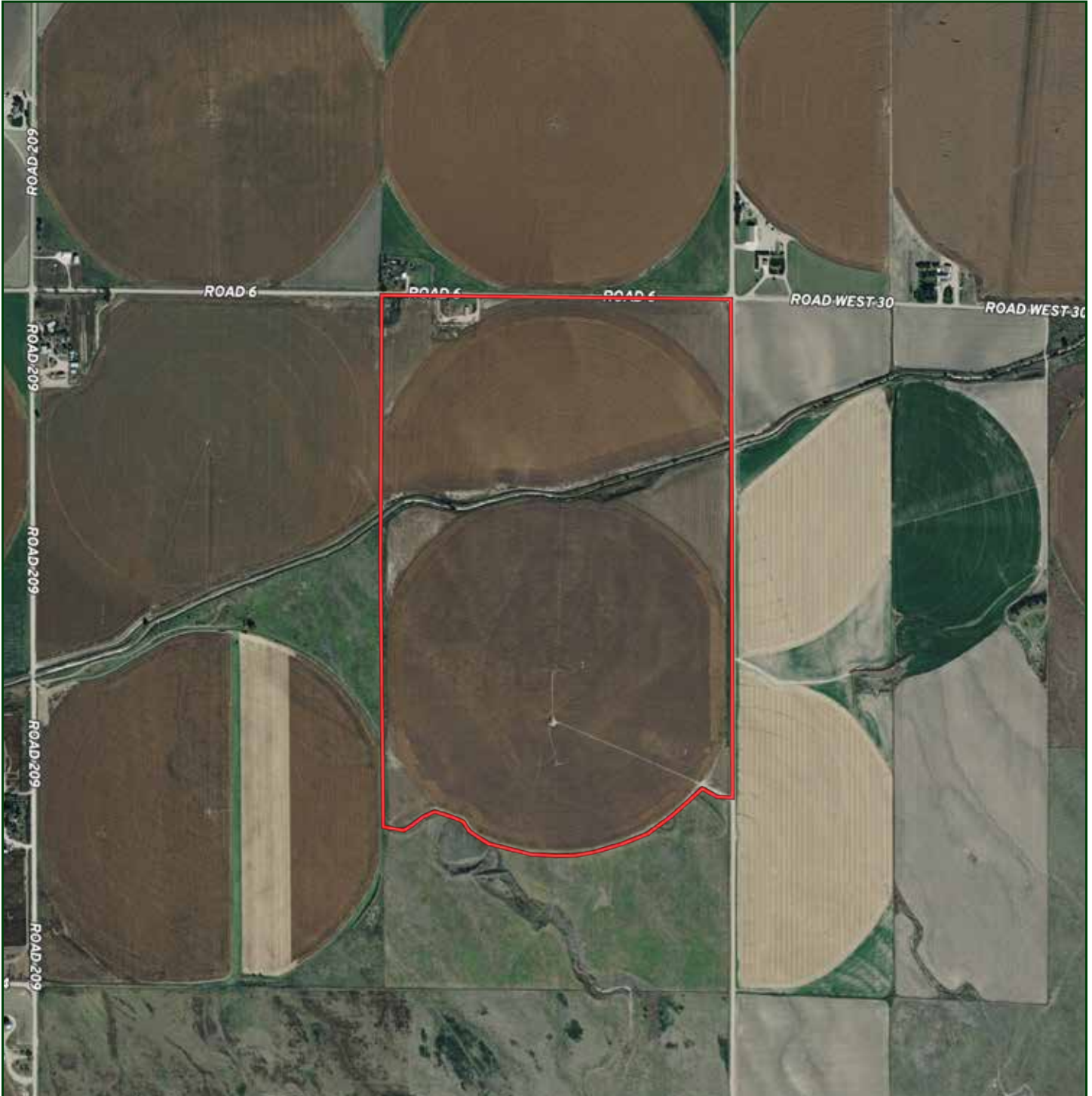
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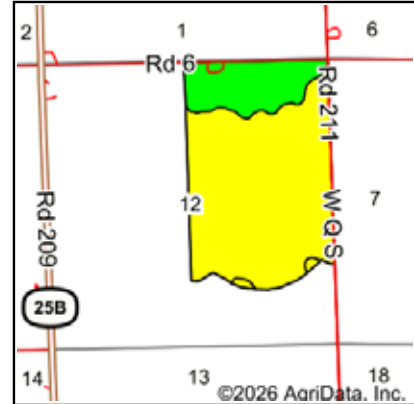
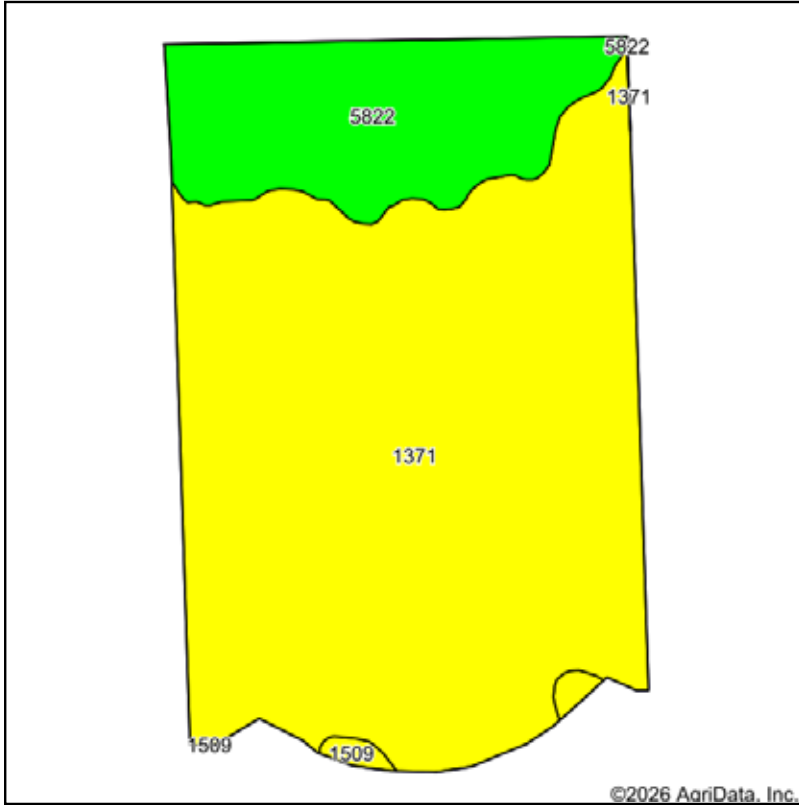
AERIAL MAP



Boundary lines are estimates - Map for illustration only

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Deuel**
 Location: **12-12N-42W**
 Township: **Big Springs**
 Acres: **249.39**
 Date: **5/14/2026**



Soils data provided by USDA and NRCS.

Area Symbol: NE049, Soil Area Version: 24
 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	Alfalfa hay Tons	Winter wheat Bu	Winter wheat fallow Bu	*n NCCPI Soybeans
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	197.44	79.2%		IIIe	Ile	36	2		27	23
5822	Duroc loam, terrace, 0 to 1 percent slopes	49.63	19.9%		IIc	Ie	61			41	49
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	2.32	0.9%		IVe	IVe	41			25	23
Weighted Average					2.81	1.82	41	1.6	*	29.8	*n 28.2

*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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