



DONIPHAN PIVOTS



Two well-maintained pivots in the Platte Valley.

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Sales Associate

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PROPERTY HIGHLIGHTS

List Price **\$3,337,000**

Location Southwest of Doniphan, NE

Legal Description

South Platte Twp Pt. NE/4 of Section 18 Township 9 Range 10W of the 6th P.M (154.19 acres) AND South Platte Twp Xc..28 acres Road, SE1/4 in Section 18, Township 9, Range 10 W of the 6th P.M. (160.59)

Acres 315±

Taxes - Estimated **\$14,680**

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.

Property Summary

Investor Buyers, here you go! This 315 acres features a great pair of Platte Valley pivot- irrigated quarters that have been well-cared for by an excellent tenant. These quarter are located in the Central Platte NRD, where there are NO WATER RESTRICTIONS. This farm offers good soils for the area with a lot of Class II soils interspersed with some sandier soils, which is easily addressed when you have unlimited irrigation. Both wells pump at 1,253 gpm. The benefit of being in the river valley are obvious when you see that the wells are both at static level at 74'-76', and pumping depth of 70' and 76'. The groundwater here is close and plentiful!

The pivots are both electric. The South pivot is a 2 year old Zimmatic. The North pivot is an older Valley pivot. Some mechanical parts have been updated over the years. Eventual replacement will be needed on the North pivot. The property enjoys excellent access by county road on the north, east, and south sides. The property has a total of 305 CIA's according to the Central Platte Natural Resource District.

The tenant has been farming these quarters for many years, and treats them with care, making many repairs and dirt work improvements. He is an excellent farmer, as evidenced by the photos of the corn in this listing. This farm produces a better than average return for the area, and the tenant would like to continue with the new owner.

Income Potential:

Average cash rent is \$325/acre.

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.

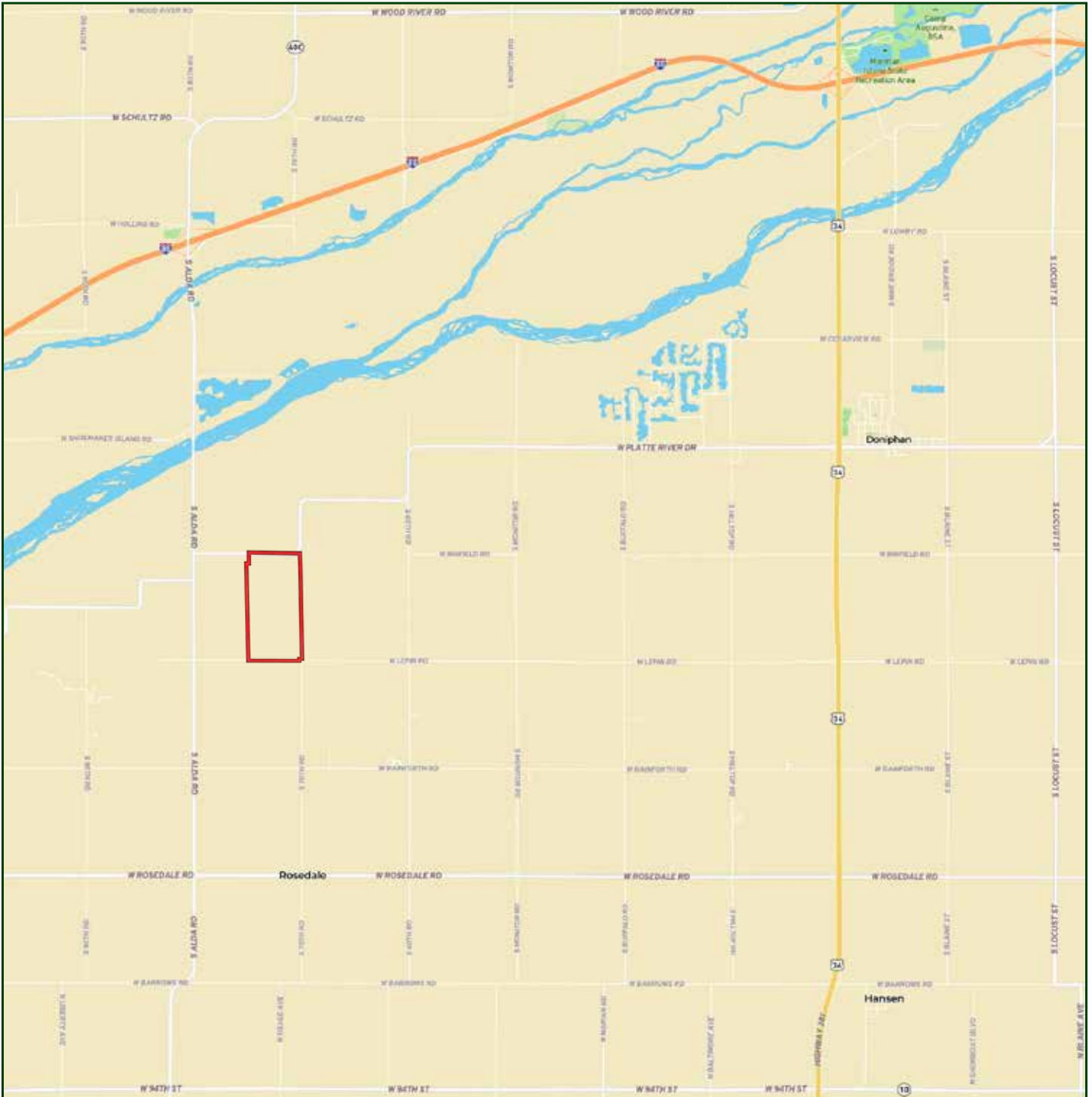
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

An aerial photograph of a large agricultural field, likely a cornfield, with a red boundary line. The field is surrounded by roads: W Platte River Dr to the north, W Lepin Rd to the south, and S 107th Rd to the east. The field is divided into several sections by a red line. The text "W PLATTE RIVER DR" is visible at the top, "W LEPIN RD" at the bottom, and "S 107TH RD" on the right side. The field itself shows signs of being recently harvested or planted, with distinct rows of crops visible.

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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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