



EAST STATE FARM PIVOT AND CREEK



Productive pivot-irrigated land with wildlife habitat.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price

\$865,000

Location

1 mile East of Newberry Access Road, North side of East State Farm Road.

Legal Description

PT.W1/2E1/2 SO OF I-80 Section 13- Township 13- Range 30 West of the 6th P.M. Lincoln County, Nebraska

Acres

Irrigated:	74.71±
Grass:	22.93±
Roads:	.26±
Total:	97.9±

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

\$3,611.58

Property Summary

Here's your chance to own a productive pivot-irrigated parcel just minutes from North Platte. The farm is watered by a 7-tower T&L pivot with a 30 HP WEG electric motor, and the soils are mostly Class I & II Cozad and Hord silt loam, some of the most productive ground in the area.

Access is excellent, with East State Farm Road running along the south boundary. On the north end, Fremont Slough winds through the property, creating great wildlife habitat and hunting opportunities, along with some nice hay meadow ground along the creek.

Whether you're looking for a solid production farm, a place to build your dream homestead, or both, this property checks the boxes: paved road access, close proximity to North Platte, and a location that's already seen several acreages developed nearby along East State Farm Road. Don't miss this opportunity to own a highly productive farm this close to town.

Note: A portion of the property is owned by Central Public Power and Irrigation District. This parcel has historically been leased back to the surrounding landowner and currently carries no use restrictions for irrigation or farming operations. Please call with any questions on this portion of the property.

FSA Information

87.97 cropland base acres w/ 60 acres corn @ 185 bushels and 5.6 acres oats @ 44 bushels

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 Information

Registration Number G-018392
Status Active Registered Well
Well Use Description Irrigation
NRD Name Twin Platte
County Name Lincoln
Location NWSE S13-T13-R30West
Acres 75.449
Series Type Single Project
Pump Rate 1200
Pump Column Diameter 0
Pump Depth 0
Total Depth 187
Static Water Level 15
Pumping Water Level 75
Registration Date June 25, 2001

Improvements

Late model 7 tower T&L pivot, 30HP WEG Electric Motor



LOCATION MAP



Boundary lines are estimates - Map for illustration only

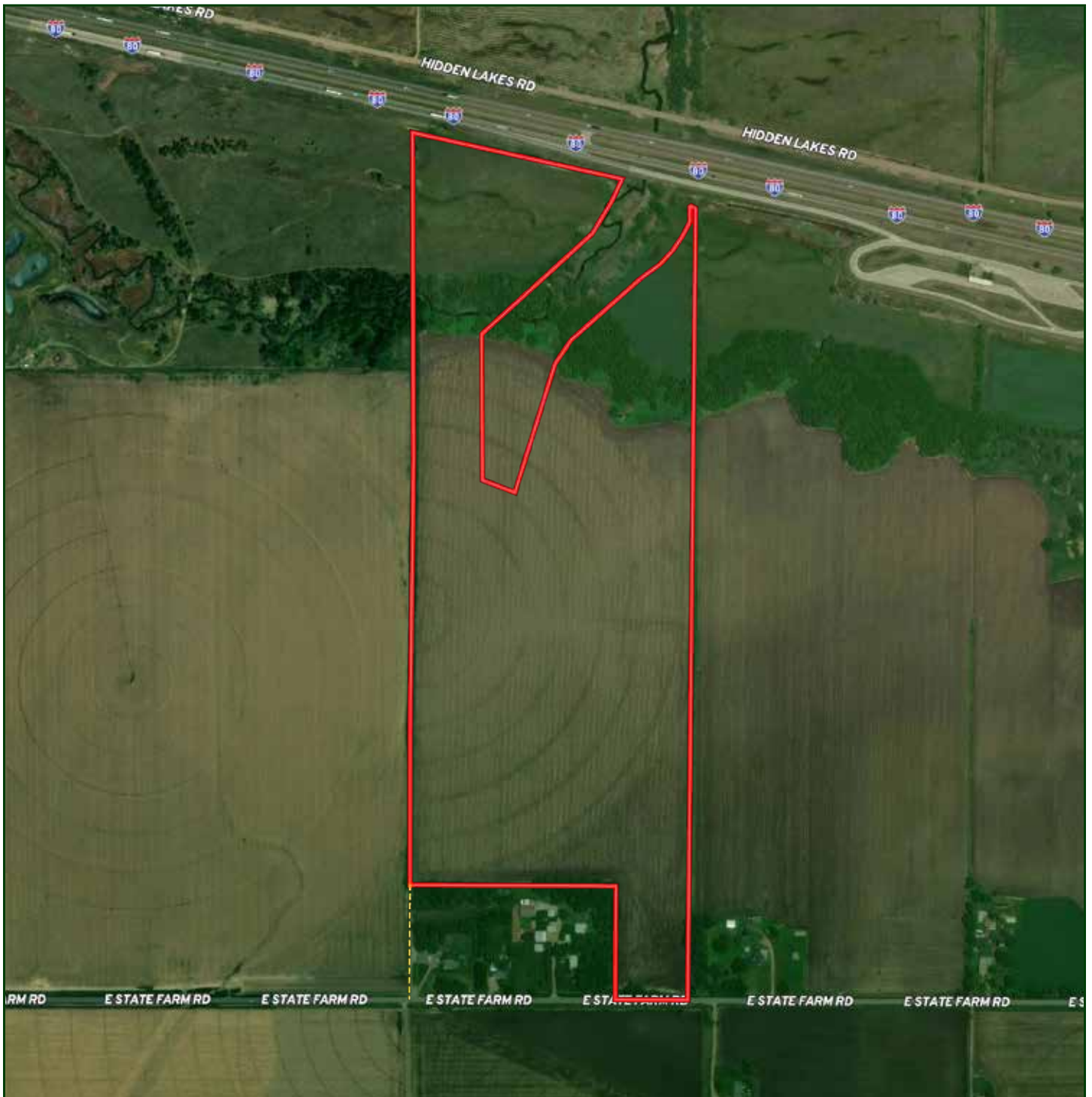
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AERIAL MAP



Boundary lines are estimates - Map for illustration only

PROPERTY IMAGES



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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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