

# LAND FOR SALE



## Johnstown - HWY 20 Pivots

721 ± ACRES | BROWN COUNTY, NEBRASKA

*A rare blend of accessibility, water and habitat in one prime location!*

Prime location along US Highway 20, includes 9.2 acres along Dry Creek a tributary to Cedar Creek, making it a great spot for wildlife habitat and attracting a variety of game.



Bruce Dodson, AFM

### LISTING AGENT:

**BRUCE DODSON, AFM**

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## PROPERTY INFORMATION



### LEGAL DESCRIPTION:

SW1/4 and Part SE1/4 of Section 9, that part lying South of Highway 20 in N1/2SW1/4 and Part S1/2SW1/4 lying South of Highway 20 right of way Section 10, NW1/4 Section 15, Part of NE1/4 Section 17-T30N-R24W of the 6th P.M. in Brown County, Nebraska

### LOCATION:

Located directly off of Highway 20, approximately 3½ miles west of Johnstown.

### ACRES & TAXES:

721 Tax-assessed acres | 2024 Taxes Payable in 2025: \$11,382.92

### LAND USE:

380 acres	Pivot Irrigated Cropland
185 acres	Rangeland
127 acres	Winter Range
5 acres	Trees
1 acre	Site

### NRD:

Contains 548.81 certified irrigated acres with the Middle Niobrara Natural Resources District.

### WELL INFO:

Registration #: G050738, G-050739, G-050740, G-050742, G-119351

### EQUIPMENT:

Three center pivots with diesel power units and fuel tanks, seller owned fertilizer tanks, gearheads, and pumps.

### SITE:

476 sq. ft. Utility Building, Built in 2004

### PRICE:

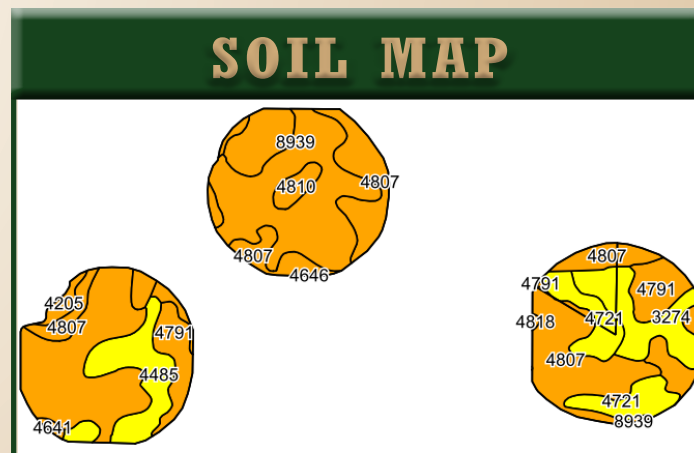
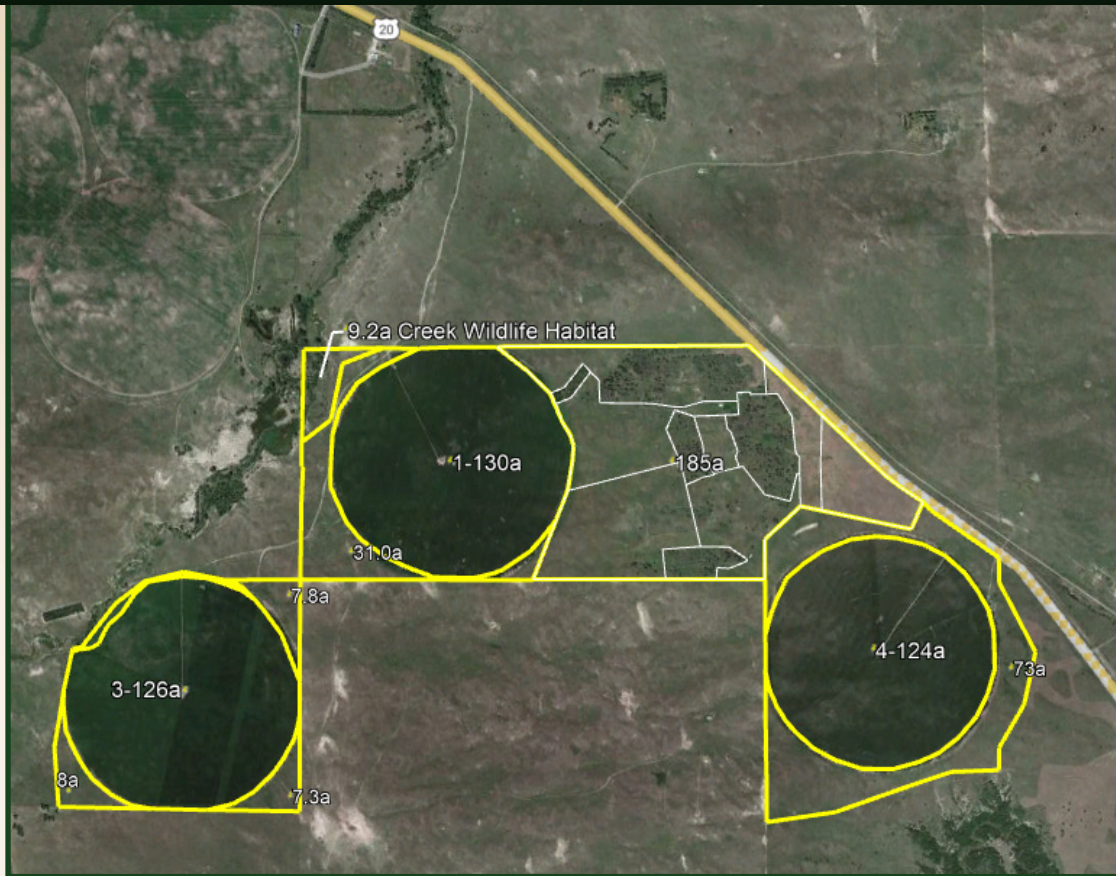
**\$2,228,000.00**

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## AERIAL & SOIL MAPS



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG
4791	Valentine fine sand, 3 to 9 percent slopes	126.13	30.5%		Vle	IVe	21
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	103.33	25.0%		Vle		16
8939	Simeon-Valentine complex, 0 to 9 percent slopes	78.74	19.0%		Vls	IVs	25
3274	Oneill-Meadin sandy loams, 2 to 6 percent slopes	30.17	7.3%		IVe	IVe	34
4721	Pivot loamy sand, 0 to 3 percent slopes	30.06	7.3%		IVe	IIIe	28
4485	Dunday loamy fine sand, 0 to 3 percent slopes	29.58	7.1%		IVe		31
4810	Valentine fine sand, rolling and hilly, 9 to 60 percent slopes	6.46	1.6%		Vle		1
4205	Almeria loamy fine sand, channeled, frequently flooded, 0 to 2 percent slopes	4.31	1.0%		Vlw		10



Utility Building



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