

# LAND FOR SALE



## Big Springs Pivots & Range

322 ± ACRES | DEUEL COUNTY, NEBRASKA

## Productive South Platte River Valley Farm



Bruce Dodson, AFM

### LISTING AGENT:

**BRUCE DODSON, AFM**

**C: 308.539.4455**

**E: Bruce@AgriAffiliates.com**

*Chase Dodson, Don Walker, Bonnie Downing,  
D.J. Lunkwitz, Faith Correll, Mike Polk.*

View Full Brochure  
& Listing



Offered exclusively by:

**AGRI AFFILIATES, INC.**  
*Providing Farm & Ranch Real Estate Services*

**North Platte, NE • AgriAffiliates.com • 308.534.9240**

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

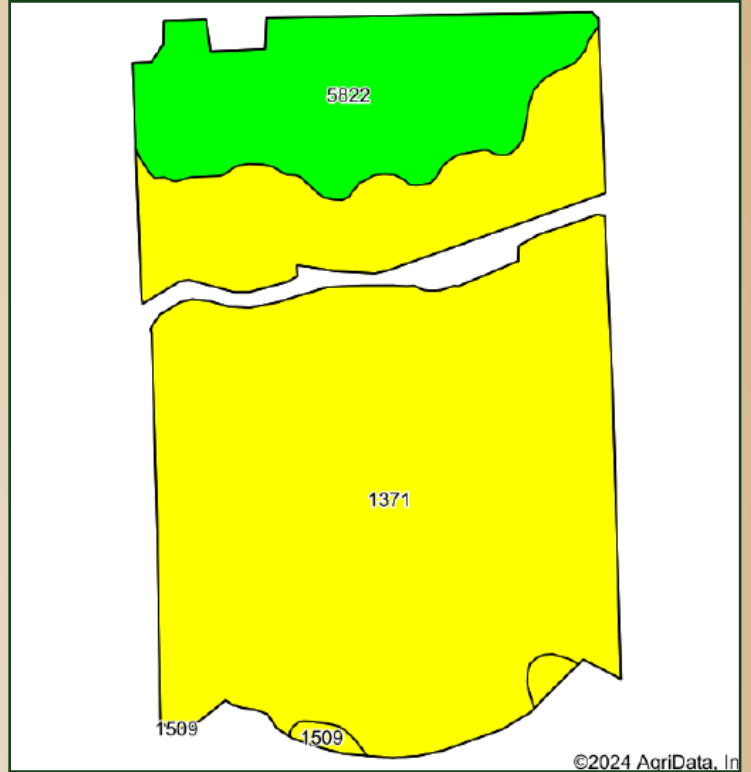
## PROPERTY INFORMATION

<b>LEGAL DESCRIPTION:</b>	East Half of Section 12 - Township 12 North - Range 42 West of the 6th P.M. Deuel County, Nebraska.																		
<b>LOCATION:</b>	Approximately 1 mile south of Big Springs on Road 209 and .5 miles east on Road 6 to the northwest corner of the property.																		
<b>ACRES &amp; TAXES:</b>	322.9   Tax-assessed Acres \$7,273.90   2023 Real Estate Taxes Payable in 2024																		
<b>NRD:</b>	South Platte Natural Resources District: 214.6 Certified Irrigated Acres.																		
<b>LAND USE:</b>	198.90 Acres Irrigated Cropland 34.00 Acres Dryland 73.30 Acres Summer Range 1.50 Acres Building Site 9.20 Acres Waste																		
<b>SOILS:</b>	79.3% Class III Chappell-Alice-Broadwater Complex. 19.7% Class II Duroc Loam Terrace.																		
<b>WATER RIGHTS:</b>	<table border="1"> <thead> <tr> <th>Registration# Well ID Permit Number</th> <th>Use Status</th> <th>County Name NRD Name Well Location Footage Latitude Longitude</th> <th>Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number</th> <th>Acres Irrigated Gallons/Minute Static Level Pumping Level Series</th> <th>Pump Column Diameter Pump Depth Well Depth</th> </tr> </thead> <tbody> <tr> <td>G-032563 WellID: 39557</td> <td>I A</td> <td>Deuel South Platte 12N 42W 12 NESE 1945S 1180E</td> <td>02/16/1970 04/06/1970 ---</td> <td>100 1159 gpm 76 ft 132 ft PRO</td> <td>9 in --- 160 ft</td> </tr> <tr> <td>G-052142 WellID: 59695</td> <td>I A</td> <td>Deuel South Platte 12N 42W 12 NWNE</td> <td>08/27/1976 09/23/1976 ---</td> <td>130 1200 gpm 53 ft 56 ft PRO</td> <td>9 in --- 117 ft</td> </tr> </tbody> </table> <p>Surface Water: #A-393 (67.17 Acres)</p>	Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth	G-032563 WellID: 39557	I A	Deuel South Platte 12N 42W 12 NESE 1945S 1180E	02/16/1970 04/06/1970 ---	100 1159 gpm 76 ft 132 ft PRO	9 in --- 160 ft	G-052142 WellID: 59695	I A	Deuel South Platte 12N 42W 12 NWNE	08/27/1976 09/23/1976 ---	130 1200 gpm 53 ft 56 ft PRO	9 in --- 117 ft
Registration# Well ID Permit Number	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series	Pump Column Diameter Pump Depth Well Depth														
G-032563 WellID: 39557	I A	Deuel South Platte 12N 42W 12 NESE 1945S 1180E	02/16/1970 04/06/1970 ---	100 1159 gpm 76 ft 132 ft PRO	9 in --- 160 ft														
G-052142 WellID: 59695	I A	Deuel South Platte 12N 42W 12 NWNE	08/27/1976 09/23/1976 ---	130 1200 gpm 53 ft 56 ft PRO	9 in --- 117 ft														
<b>EQUIPMENT:</b>	All irrigation equipment on the property, including: (2) pivots, (2) power units, and (2) pumps.																		
<b>LEASE:</b>	Share Crop farm lease expiring February 28th, 2025.																		
<b>PRICE:</b>	<b>\$1,730,000.00</b>																		




**AERIAL MAP**



**SOIL MAP**



©2024 AgriData, Inc.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1371	Chappell-Alice-Broadwater complex, 0 to 3 percent slopes	186.59	79.3%			Ile
5822	Duroc loam, terrace, 0 to 1 percent slopes	46.38	19.7%			Ilc
1509	Altvan-Eckley-Satanta complex, 3 to 9 percent slopes	2.26	1.0%		IVe	IVe



# LOCATION MAP

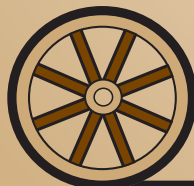
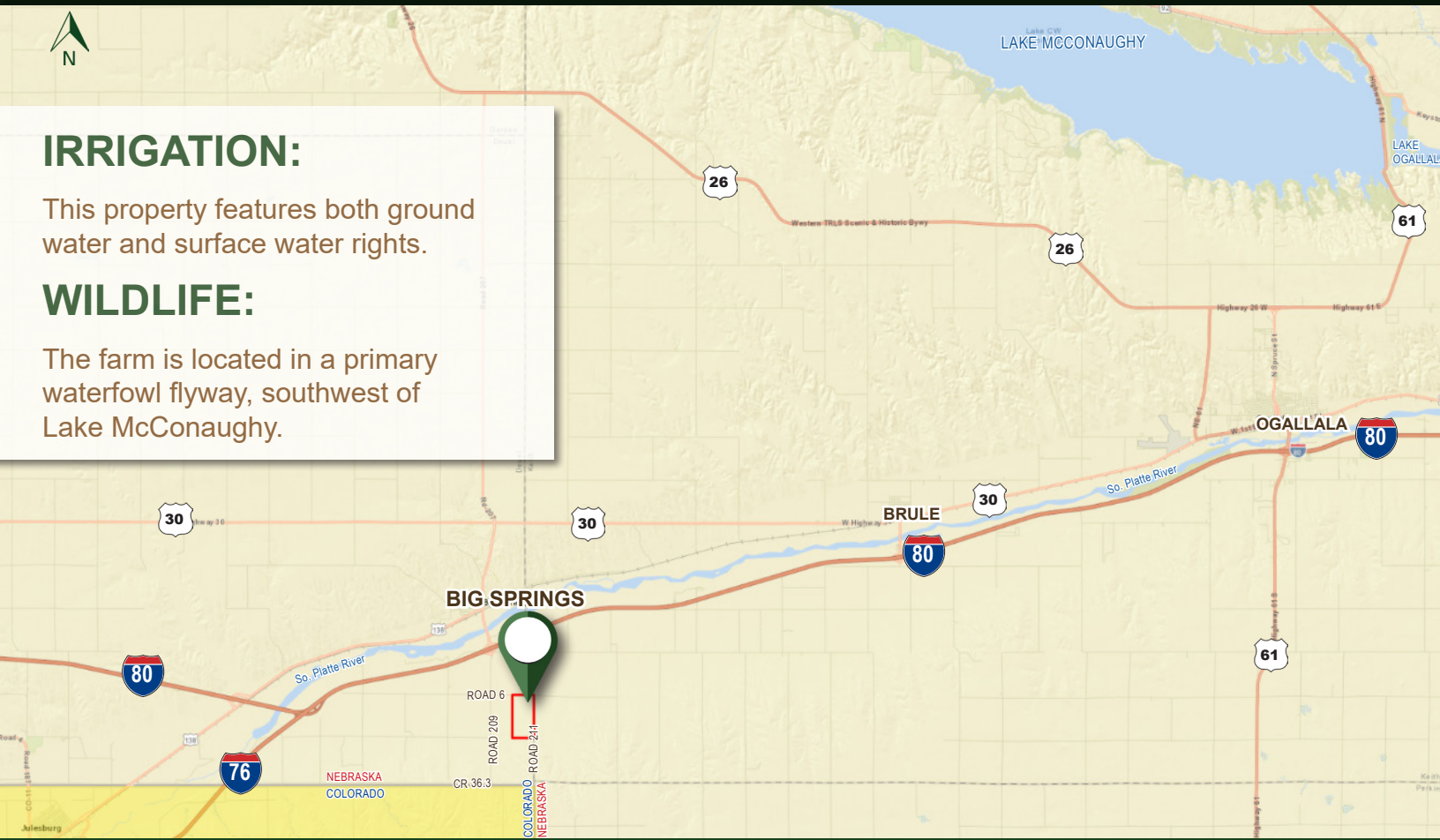


## IRRIGATION:

This property features both ground water and surface water rights.

## WILDLIFE:

The farm is located in a primary waterfowl flyway, southwest of Lake McConaughy.



**AGRI AFFILIATES, INC.**  
*Providing Farm & Ranch Real Estate Services*

North Platte, NE • [AgriAffiliates.com](http://AgriAffiliates.com) • 308.534.9240