

WESTERN NEBRASKA

Owl Creek Farm



TBD CR L | STEGALL, NEBRASKA



159.6± ACRES | OFFERED AT \$325,000

Assessor acres: 73.61 irrigated acres; 40.4 dryland acres; 36.75 grass acres; 8.84 acres roads, waste & site for a total of 159.6 tax assessed acres.

Surface Water Rights: 76 acres of surface water rights under the Gering-Ft. Laramie Irrigation District. The 2026 assessment is \$42/acre x 76 acres = \$3,192.

Soils: The irrigated land is 68% Class II Mitchell silt loam with the balance in Epping and Keota silt loams. The dry-land is mostly Class III Mitchell silt loams.

Irrigation Equipment: Reinke 7 tower Center Pivot Irrigation System covering 65+/- acres; 15hp turbine pump/motor and retention pond.

2025 Real Estate Taxes - \$2,720.46.



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*Acreage counts are believed to be accurate but have not been verified by a professional survey.

Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc. are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.