

**Irrigated & Pasture Opportunity near Lewellen & Lake
McConaughy**
State Highway 92
Lewellen, NE 69147

\$1,290,000
440.96± Acres
Garden County



Irrigated & Pasture Opportunity near Lewellen & Lake McConaughy Lewellen, NE / Garden County

SUMMARY

Address

State Highway 92

City, State Zip

Lewellen, NE 69147

County

Garden County

Type

Farms, Hunting Land, Ranches, Recreational Land, Undeveloped Land

Latitude / Longitude

41.3326 / -102.0739

Acreage

440.96

Price

\$1,290,000

Property Website

<https://greatplainslandcompany.com/detail/irrigated-pasture-opportunity-near-lewellen-lake-mcconaughey-garden-nebraska/118359/>



Irrigated & Pasture Opportunity near Lewellen & Lake McConaughy

Lewellen, NE / Garden County

PROPERTY DESCRIPTION

440.96 Acres Irrigated Cropland & Pasture Near Lewellen & Lake McConaughy

Garden County, Nebraska | East of Lewellen | 440.96± Total Acres

A diverse 440.96± acre property in Garden County, Nebraska, offering a combination of **productive irrigated cropland, fenced pasture, water rights/permits, and recreational opportunities**. Located just east of Lewellen and near Lake McConaughy, the property provides an excellent mix of agricultural production, usable grain bins, livestock potential, hunting, and outdoor recreation.

Irrigated Cropland

The property includes **205.97± acres of irrigated cropland**, supported by multiple water resources and two newer Zimmatic irrigation pivots. Currently cash rented to a local tenant on a year to year basis.

- 205.97± acres of irrigated cropland
- (2) newer Zimmatic irrigation pivots
- (3) Irrigation water well permits:
 - G-064007
 - G-092037
 - G-023352
- (2) Irrigation Ditch water rights:
 - D-788R
 - D-785R

Fenced Pasture & Livestock Water

Approximately **217.76± acres of fenced pasture** provide additional agricultural and livestock opportunities. The pasture is supported by a dedicated livestock water well. Currently cash rented to a local tenant on a year to year basis.

- 217.76± acres of fenced pasture
- Livestock well permit G-145805
- Suitable for livestock grazing and pasture use

Location & Recreation

Situated **east of Lewellen, Nebraska**, this property offers convenient access to the Lewellen area and the recreational opportunities surrounding **Lake McConaughy**.

The combination of agricultural income potential, pasture, water resources, and nearby recreation makes this an attractive property for agricultural operators, land investors, and recreational land buyers.

Hunting & Outdoor Opportunities

The surrounding area provides opportunities for a variety of wildlife and outdoor pursuits, including:

- Whitetail/Mule deer
- Upland birds
- Waterfowl
- Small game
- Other recreational activities associated with the nearby Lake McConaughy area



Property Highlights:

- **440.96± total acres**
- **205.97± irrigated cropland acres**
- **217.76± fenced pasture acres**
- **Two newer Zimmatic irrigation pivots**
- **Usable Grain Bins**
- **Three irrigation water well permits**
- **Two Irrigation Ditch water rights**
- **Livestock well with permit G-145805**
- Located east of **Lewellen, Nebraska**
- Near **Lake McConaughy**
- Agricultural, livestock, hunting, and recreational opportunities

Acreage and water information should be independently verified by the buyer.

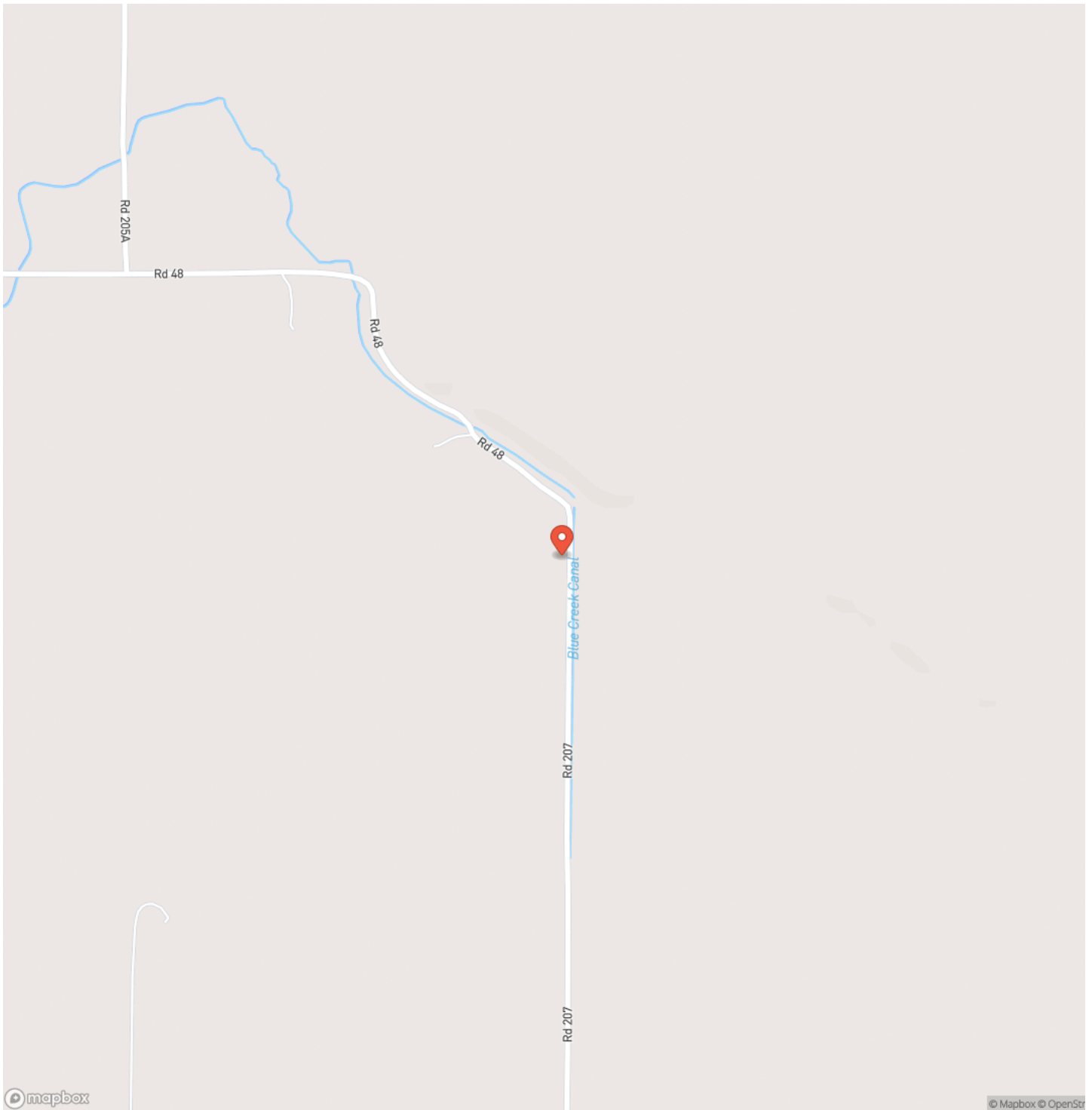
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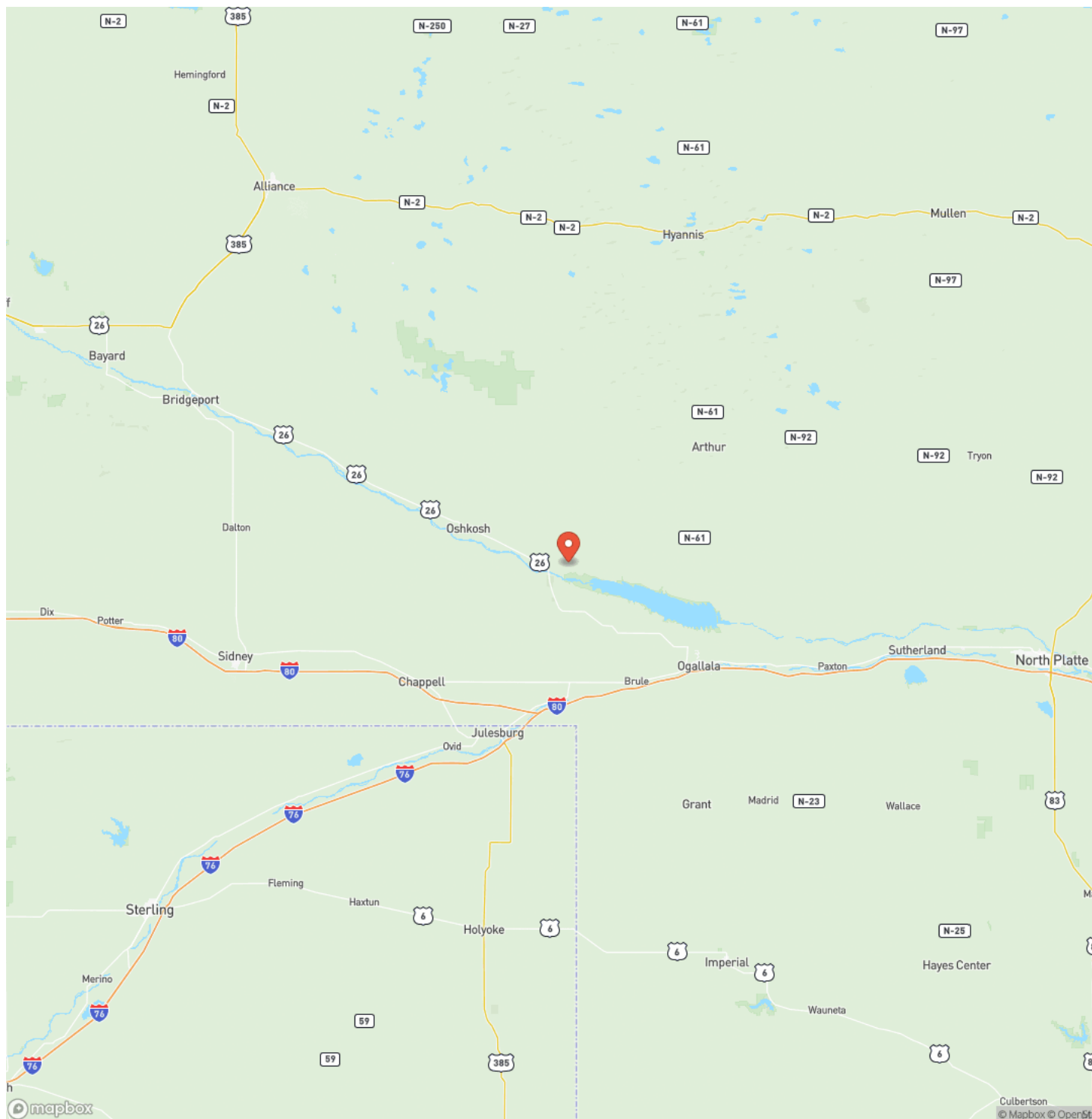
Irrigated & Pasture Opportunity near Lewellen & Lake McConaughy
Lewellen, NE / Garden County



Locator Map



Locator Map



Satellite Map



Irrigated & Pasture Opportunity near Lewellen & Lake McConaughy

LISTING REPRESENTATIVE

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NOTES

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