

# LAND FOR SALE



## Johnstown Pivots

3,042 ± ACRES | BROWN COUNTY, NEBRASKA



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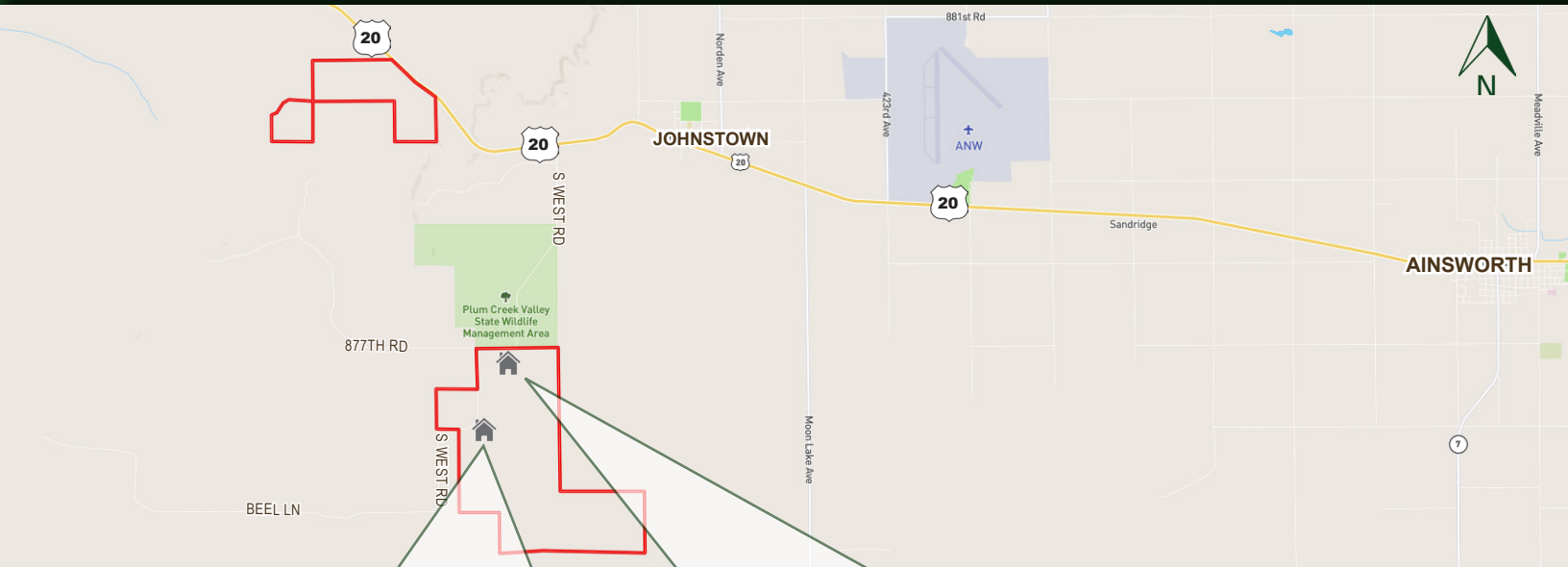


## PROPERTY INFORMATION

|  |   |
|--|---|
| <b>LEGAL DESCRIPTION:</b>                | 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, NE1/4 Section 17-T30N-R24W.<br>And<br>A tract on Part SE1/4 Section 34, All of Section 35-T30N-R24W; S1/2S1/2 Section 1, All of Section 2, E1/2E1/2 less a tract Section 3, NE1/4 & E1/2NW1/4 Section 11, N1/2 Section 12-T29N-R24W of the 6th P.M. in Brown County, Nebraska |
| <b>LOCATION:</b>                         | North Pivots are located directly off of Highway 20, approximately 3½ miles west of Johnstown.<br>South Pivots are located approximately 1½ miles west of Johnstown on Highway 20 and approximately 3½ miles south on 419th Rd/Southwest Rd.  |
| <b>ACRES &amp; TAXES:</b>                | 3,042 Total Acres<br>2023 Taxes Payable in 2024: \$76,688.24  |
| <b>LAND USE:</b>                         | 1,935 Irrigated Acres, as reported by the county assessor.<br>- 14 Center Pivots<br>954 Grass Acres   |
| <b>NATURAL RESOURCES DISTRICT (NRD):</b> | Contains 2,185.44 certified irrigated acres with the Middle Niobrara NRD  |
| <b>WELL REGISTRATIONS:</b>               | South Pivots Contain Well Registrations: G-038124, G-038125, G-038126, G-038127, G-038322, G-038323, G-038324, G-038325, G-041575, G-041576, G-049511, G-062331, G-087378, G-091672, G-131693, G-131694, G-131695<br>North Pivots Contain Well Registrations: G050738, G-050739, G-050740, G-050742, G-119351   |
| <b>PRICE:</b>                            | <del>\$8,880,000.00</del> <b>PRICE REDUCED! \$8,460,000.00</b>  |

**Harness the potential of Johnstown Farm with its location, irrigation infrastructure, and natural resources to support various agricultural activities.**

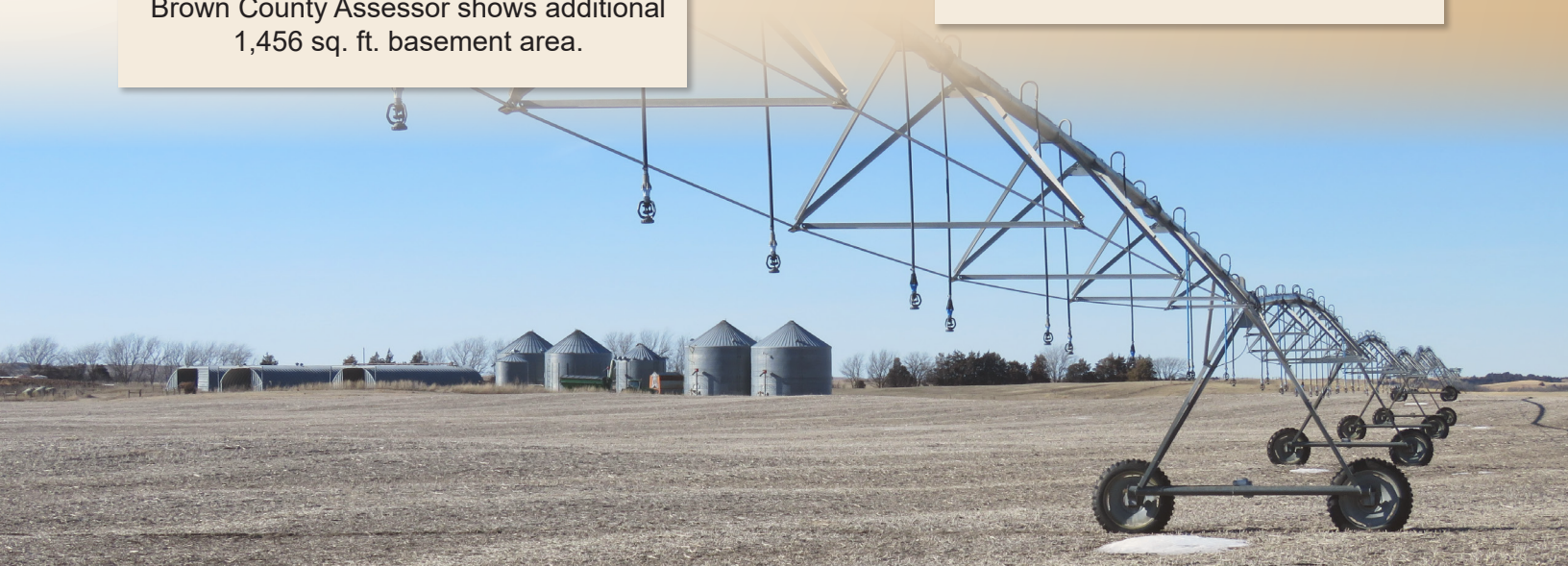
## LOCATION & MAPS



3 Bedroom, 1,840 sq. ft. home, built in 1977, with 672 sq. ft. attached garage. Brown County Assessor shows additional 1,456 sq. ft. basement area.

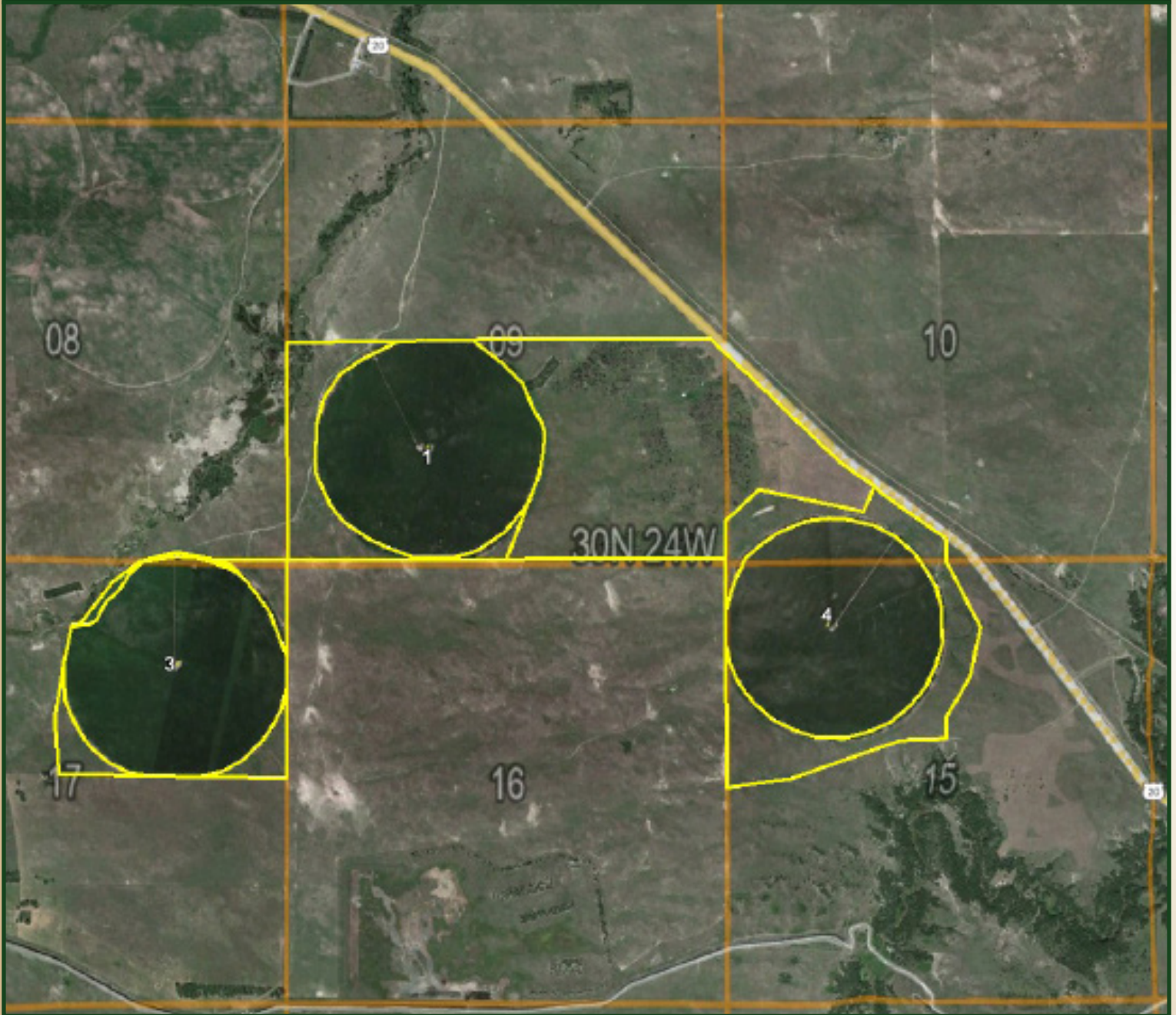


3 Bedroom, 1,296 sq. ft. mobile home, built in 1996.



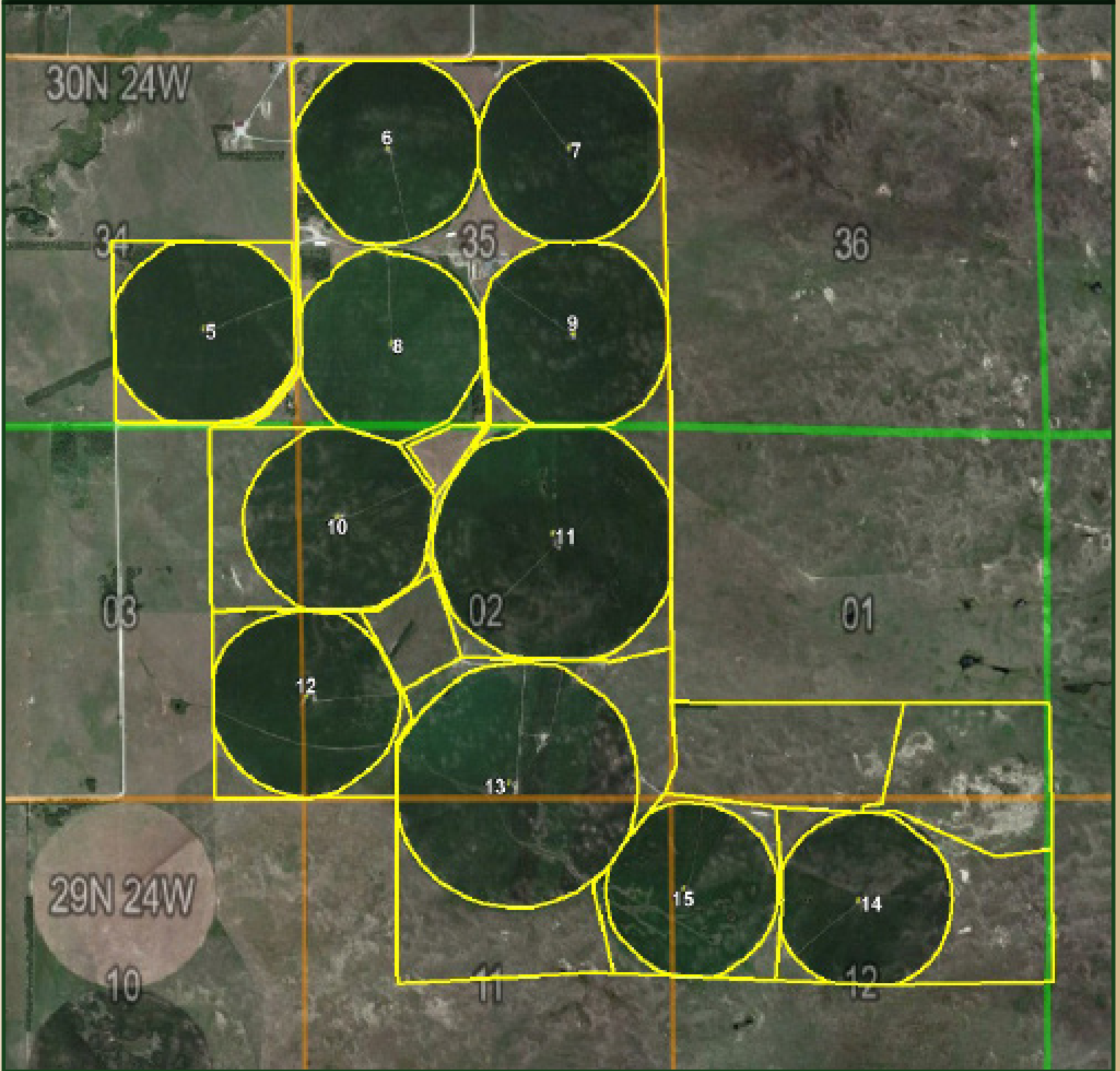
## NORTH PIVOTS | MAPS

### AERIAL MAP



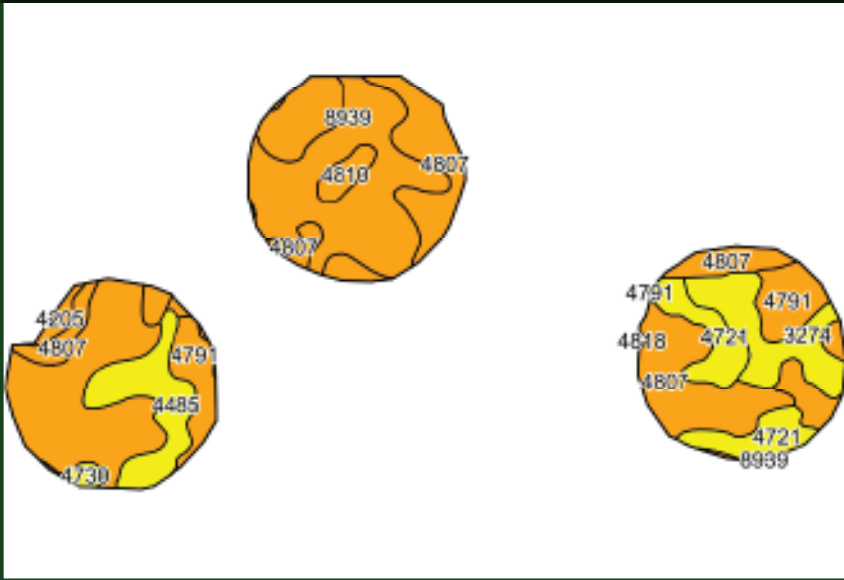
## SOUTH PIVOTS | MAPS

### AERIAL MAP

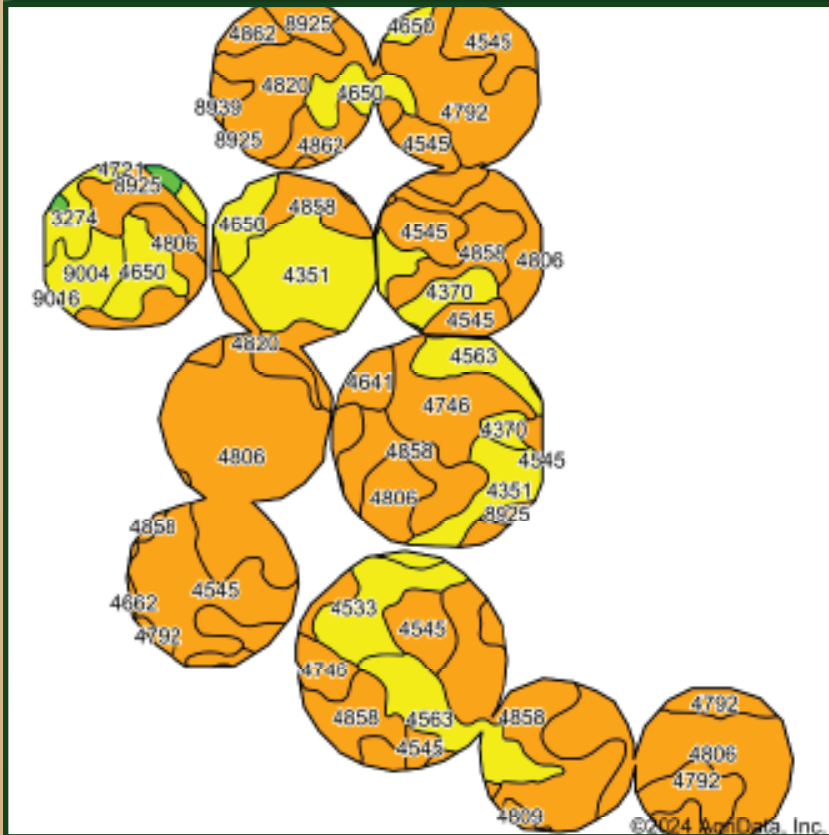












# SOIL MAPS & INFORMATION

## NORTH PIVOTS



## SOUTH PIVOTS



| Soil Description   | Acres   | Percent of field | NonIrr Class Legend   | Non Irr Class *c | "Irr Class *c" |
|--|---------|------------------|---|------------------|----------------|
| Valentine Complex, 0 to 24 percent slopes, moist                 | 1109.71 | 57.7%            |    | Vle              |                |
| Elsmere Complex loamy fine sand, 0 to 3 percent slopes           | 413.62  | 21.6%            |    | IVw              | IVw            |
| Tryon loamy fine sand, 0 to 3 percent slopes                     | 76.90   | 4.0%             |    | Vw               |                |
| lpage loamy fine sand, 0 to 3 percent slopes                     | 108.00  | 5.6%             |    | IVe              | IVe            |
| Oneill Complex sandy loams, 2 to 6 percent slopes                | 46.77   | 2.4%             |    | IVe              | IVe            |
| Simeon, Almeria loamy sand, 0 to 3 percent slopes                | 48.70   | 2.6%             |   | Vls              | IVs            |
| Pivot, Dunday, Anselmo, Libory loamy sand, 0 to 3 percent slopes | 107.28  | 5.5%             |  | IVe              | IIIe           |
| Oneill fine sandy loam, 0 to 2 percent slopes                    | 4.78    | 0.2%             |  | IIc              | IIs            |
| Sandose loamy fine sand, 0 to 3 percent slopes                   | 2.76    | 0.1%             |  | IIIe             | IIIe           |
| Loup fine sandy loam, 0 to 1 percent slopes                      | 1.93    | 0.1%             |  | Vw               |                |



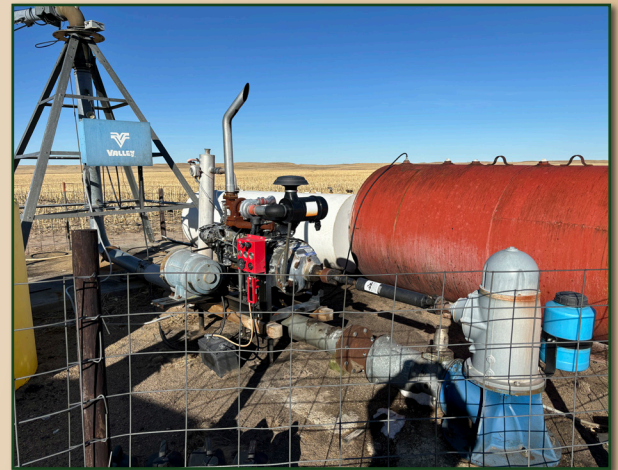


# IRRIGATION EQUIPMENT INFORMATION

| PIVOT # | WELL #   | PIVOT  |        | POWER UNIT          |                       | GEAR               |            |             | PUMP          |                  | GENERATOR     |               | LIVESTOCK WELL/PIPELINE      |
|---------|----------|--------|--------|---------------------|-----------------------|--------------------|------------|-------------|---------------|------------------|---------------|---------------|------------------------------|
|         |          | TOWERS | BRAND  | IRRIGATION PACKAGE  | TYPE                  | FUEL TANK CAPACITY | GEAR BRAND | HP          | GEAR SERIAL # | PUMP BRAND       | PUMP SERIAL # | PUMP SERIAL # |                              |
| 1       | G-050739 | 11     | REINKE | TOP MOUNT           | ISUZU DIESEL (1)      | 2-2000 gal         | AMARILLO   | 100         | 310839        | AMERICAN TURBINE | 204458-08     | LIMA          |                              |
| 2       | G-050738 | N/A    | N/A    | N/A                 | N/A                   | N/A                | N/A        | N/A         | N/A           | N/A              | N/A           | N/A           | N/A                          |
| 3       | G-050742 | 8      | VALLEY | TOP MOUNT/RAIN BIRD | ISUZU DIESEL (2)      | 2-2000 gal         | AMARILLO   | 125         | NOT VISIBLE   | SARGENT          | NE01A045      | LIMA          | G-119351                     |
| 4       | G-050740 | 8      | VALLEY | TOP MOUNT/RAIN BIRD | ISUZU DIESEL (1)      | 2-2000 gal         | AMARILLO   | 100         | NOT VISIBLE   | NOT VISIBLE      | MM73788-07    | LIMA          | LIVESTOCK WELL               |
| 5       | G-038322 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 1000 gal           | RANDOLPH   |             |               | WORTHINGTON      |               | LIMA          | LIVESTOCK WELL               |
| 6       | G-038127 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 2000/1000 gal      | AMARILLO   | 100         | 320218        | WUR              | K72101        | LIMA          | DOMESTIC WELL G-081672       |
| 7       | G-038124 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 2000/1000 gal      | AMARILLO   | 80          | 346869        | WUR              | K72102        | LIMA          | DOMESTIC WELL G-131695       |
| 8       | G-038126 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 2000/1000 gal      | AMARILLO   | 60          | NOT VISIBLE   | WUR              | K720103       | LIMA          | LIVESTOCK WELL G-131694      |
| 9       | G-038125 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (1)      | 1000 gal           | AMARILLO   | 60          | 241051        | WUR              | K720104       | LIMA          | LIVESTOCK WELL G-131693      |
| 10      | G-045611 | 9      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 2000/1000 gal      | RANDOLPH   | 100         | NOT VISIBLE   | NOT VISIBLE      | MM-55431-0    | LIMA          | PIPE TANK                    |
| 11      | G-038323 | 9      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 2000/1000 gal      | RANDOLPH   | 125         | D-006047      | WORTHINGTON      | 703           | LIMA          | PIPE TANK                    |
| 12      | G-041576 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 2000/1000 gal      | AMARILLO   | 100         | 310845        | LAYNE            |               | LIMA          | PIPE TANK                    |
| 13      | G-087378 | 9      | VALLEY | FLEX DROPS          | JOHN DEERE DIESEL (1) | 2000/1000 gal      | AMARILLO   | 200         | NOT VISIBLE   | LAYNE            | 237220-15     | LIMA          | PIPE TANK                    |
| 14      | G-062351 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (2)      | 2000/1000 gal      |            |             |               |                  |               |               | PIPELINE TANK AT PIVOT POINT |
| 15      | G-038325 | 8      | VALLEY | FLEX DROPS          | ISUZU DIESEL (1)      | 2000/1000 gal      | RANDOLPH   | NOT VISIBLE | NOT VISIBLE   | WORTHINGTON      |               | LIMA          | PIPELINE TANK                |

MLR- WESTERN ROLLER

(2) - RAMMATOR  
 (2) - MLR2000 ROLLER





**Quonset-Farm Utility Building**



**Pole Utility Shop Building**  
 9,234 sq. ft. with overhead door.  
 Main area is dirt floor. Finished shop area with concrete floor, heat & plumbing.

**Quonset-Farm Utility Buildings**  
 (1) 3,900 sq. ft.  
 (2) 4,602 sq. ft.  
 (1) 3,042 sq. ft.

**Hay Shed Building**  
 Newer  
 7,500 sq. ft.

**Steel Bins**  
 (4) Without drying, 30'x59'  
 (1) Without drying, 15'x29'

**SOUTH PIVOTS | BUILDING SITES**



**Steel Bins**



**Hay Shed Building**