



DONIPHAN PIVOTS



Two well-maintained pivots in the Platte Valley.

AMY LASHLEY-JOHNSTON

Sales Associate

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PROPERTY HIGHLIGHTS

List Price

\$3,337,000

Location

Southwest of Doniphan, NE

Legal Description

South Platte Twp Pt. NE/4 of Section 18 Township 9 Range 10W of the 6th P.M (154.19 acres) AND South Platte Twp Xc..28 acres Road, SE1/4 in Section 18, Township 9, Range 10 W of the 6th P.M. (160.59)

Acres

315±

Taxes - Estimated

\$14,680

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records.

Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Property Summary

Investor Buyers, here you go! This 315 acres features a great pair of Platte Valley pivot- irrigated quarters that have been well-cared for by an excellent tenant. These quarter are located in the Central Platte NRD, where there are NO WATER RESTRICTIONS. This farm offers good soils for the area with a lot of Class II soils interspersed with some sandier soils, which is easily addressed when you have unlimited irrigation. Both wells pump at 1,253 gpm. The benefit of being in the river valley are obvious when you see that the wells are both at static level at 74'-76' and pumping depth of 70' and 76'. The groundwater here is close and plentiful!

The pivots are both electric, one being a brand new Valley and the other an older Zimmatic. More information about the pivot equipment is forthcoming. The property enjoys excellent access by county road on the north, east, and south sides. The property has a total of 305 CIA's according to the Central Platte Natural Resource District.

The tenant has been farming these quarters for many years, and treats them with care, making many repairs and dirt work improvements. He is an excellent farmer, as evidenced by the photos of the corn in this listing. This farm produces a better than average return for the area, and the tenant would like to continue with the new owner.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

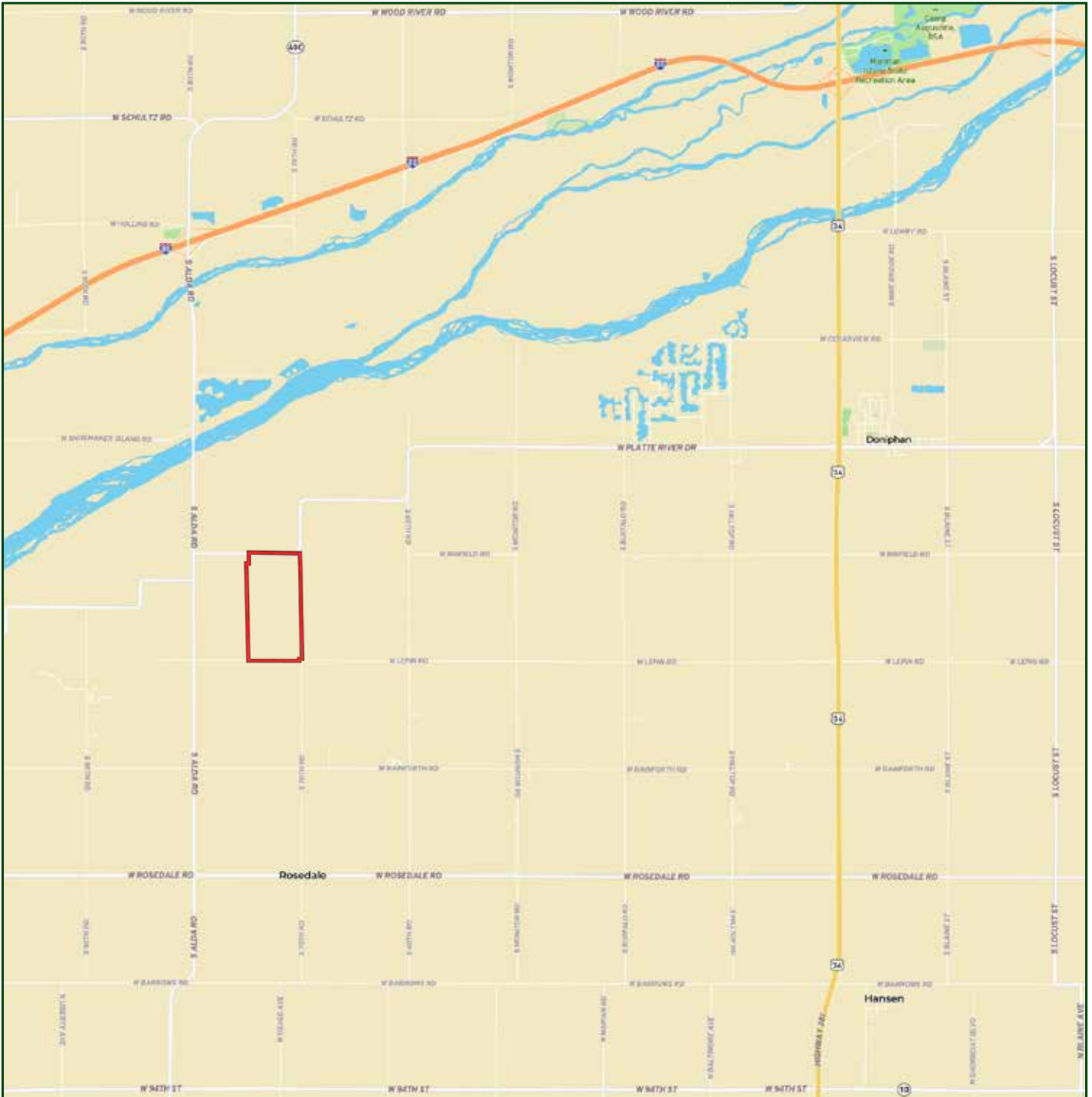
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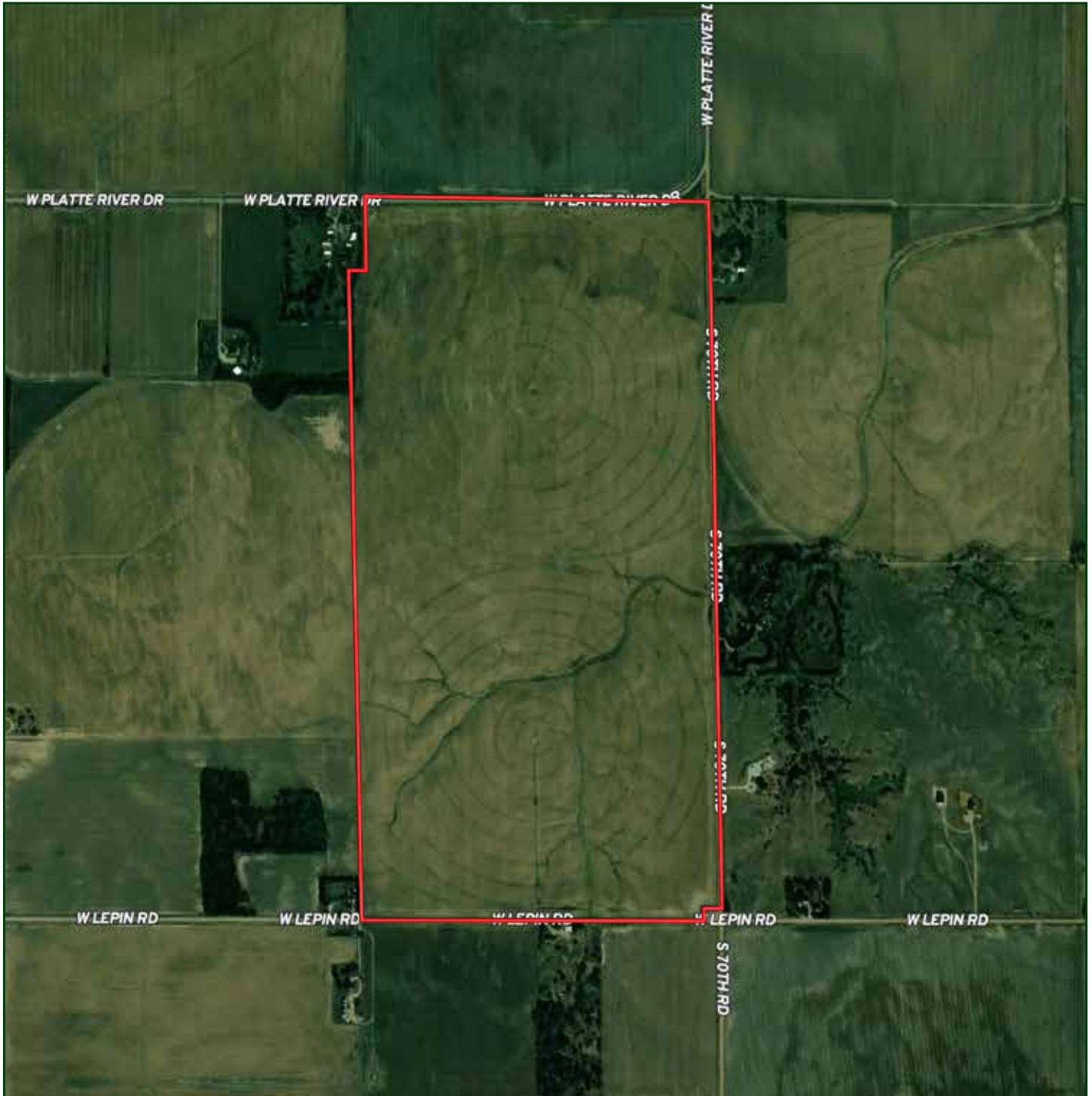
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LOCATION MAP



Boundary lines are estimates - Map for illustration only

AERIAL MAP



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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE.

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