

LAND FOR SALE

Box Butte Pivots & Dryland



Location: From Alliance, Nebraska where Hwy 2 & US Hwy 385 merge, stay on Hwy 2 and travel north 11-miles to Hayes Rd, then west 2.5-miles to the southeast corner of Parcel 2. If coming from Hemingford, Nebraska from the intersection of Hwy 2 & Box Butte Ave/County Rd 70, travel south on County Rd 70 5-miles to Hall Rd, then east 1/2-mile to the northwest corner of Parcel 1. **OR-** If coming from Hemingford, Nebraska from the intersection of Hwy 2 & Box Butte Ave/County Rd 70, travel south on County Rd 70 6-miles to Hayes Rd, then east 1/2-mile to the southwest corner of Parcel 1.

Legal Description: **Parcel 1:** E1/2 Section 8-T26N-R49W, Box Butte County, Nebraska
Parcel 2: SW1/4 Section 9-T26N-R49W, Box Butte County, Nebraska

Possession: Possession at Closing and subject to an existing share-crop farm lease.

Comments: Good Quality Irrigated and Dryland Farm! Nearly level and gently rolling topography. Great county road access to both parcels. Located in a very strong farming community!

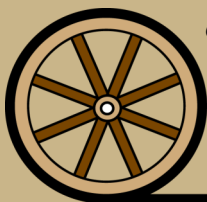
Contact: Chase Dodson, Co-Listing Agent 308.520.1168 or chase@agriaffiliates.com
Bruce Dodson, AFM; Co-Listing Agent 308.539.4455 or bruce@agriaffiliates.com
Tony Eggleston, Don Walker, Mike Polk, Dallas Dodson, Brian Reynolds
Roger Luehers, John Childears, Jerry Weaver



Chase Dodson
Co-Listing Agent



Bruce Dodson, AFM
Co-Listing Agent



Offered Exclusively By:

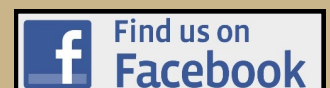
AGRI AFFILIATES, INC.
Providing Farm - Ranch Real Estate Services

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.

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PARCEL 1

Legal Description: E1/2 Section 8-T26N-R49W, Box Butte County, Nebraska

Acres: 324 Tax Assessed Acres

Price: \$812,000

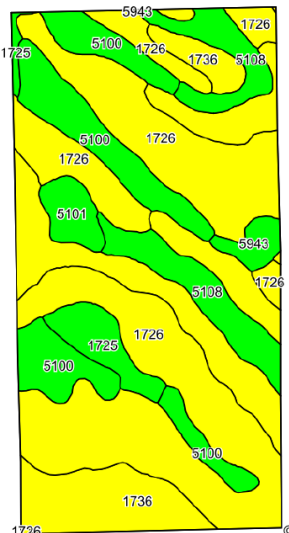
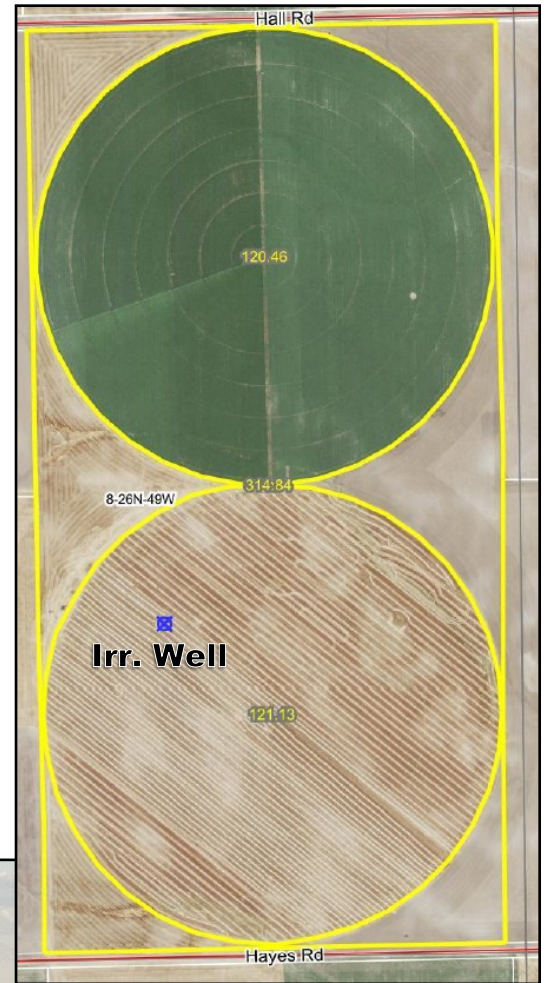
Taxes: 2019 Real Estate taxes payable in 2020 are \$7,663.00

Land Use: The property includes approximately 241 pivot irrigated acres, 79 acres of dryland.

FSA: (Estimated) 314.84 Cropland acres; 314.84 acres DCP Cropland. **Base Acre Info:** 99.7 Corn Acres with PLC Yield of 113 & 77 Wheat Acres with PLC Yield of 54 bushels.

Water Rights: Well Registration G-026086. with 254 Certified Irrigated Acres with full carryforward, for a total of 97.5" set for the new 5 year allocation period to begin this year, and run through 2024. Located in the Upper Niobrara White NRD

Irrigation Equipment: 2 center pivot irrigation systems, the north pivot is a 7-tower Valley pivot and the south pivot is a 7-tower Lockwood pivot. There is 1-irrigation well, pump, motor, and electrical panel.



Area Symbol: NE013. Soil Area Version: 20						
Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1726	Rosebud loam, 1 to 3 percent slopes	139.57	44.3%		IIIe	
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	77.41	24.6%		IVe	IVe
5100	Alliance loam, 0 to 1 percent slopes	45.40	14.4%		IIc	Ie
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	28.03	8.9%		IIe	IIe
1725	Rosebud loam, 0 to 1 percent slopes	11.88	3.8%		IIc	Iw
5101	Alliance loam, 1 to 3 percent slopes	7.60	2.4%		IIe	IIe
5943	Duroc loam, 1 to 3 percent slopes	4.95	1.6%		IIc	
Weighted Average						



PARCEL 2

Legal Description: SW1/4 Section 9-T26N-R49W,
Box Butte County, Nebraska

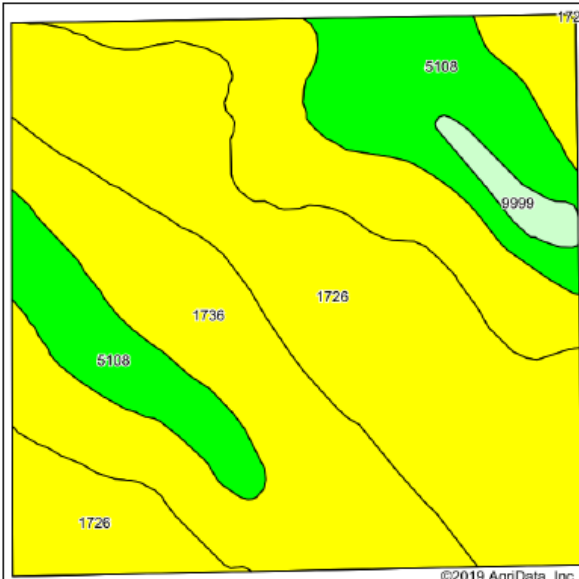
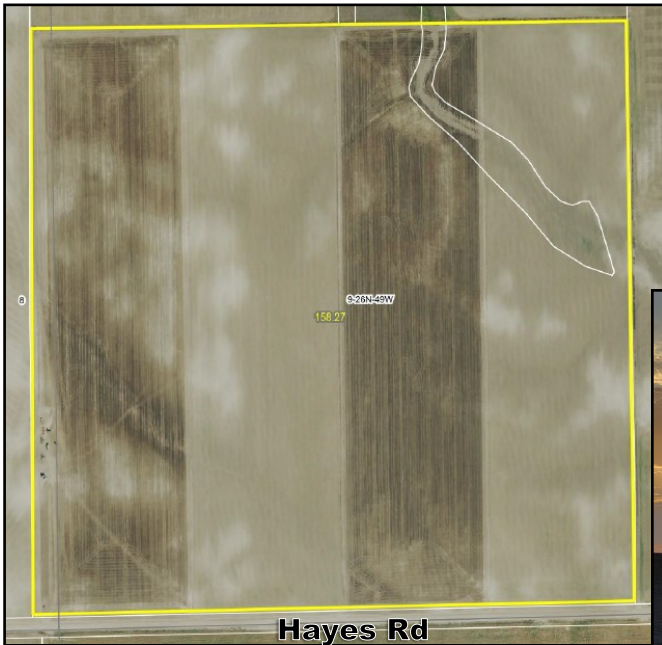
Acres: 162 Tax Assessed Acres

Price: \$130,000

Taxes: 2019 Real Estate taxes payable in 2020 are
\$1,135.38

Land Use: The property includes approximately 157
acres of dry cropland.

FSA: (Estimated) 155.11 Cropland acres; 155.11 acres
DCP Cropland. **Base Acre Info:** 77.6 Wheat
Acres with PLC Yield of 54 bushels.

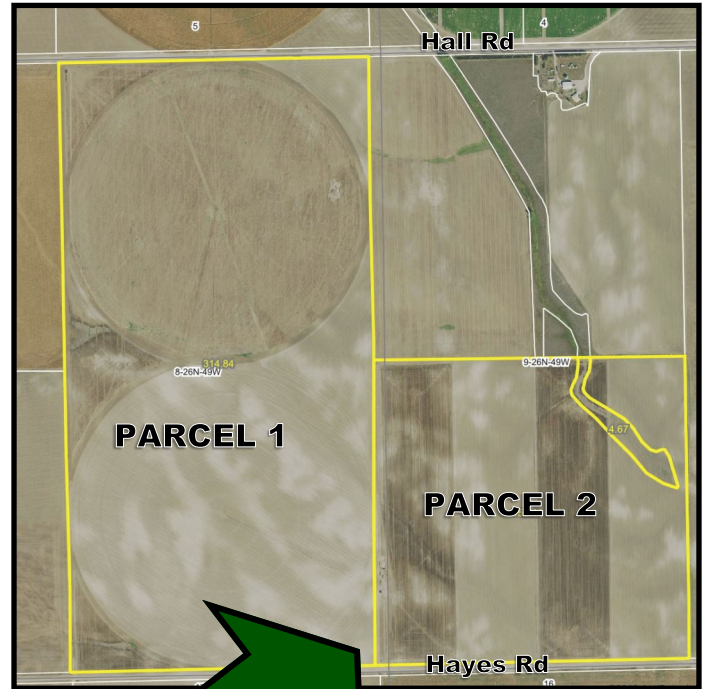
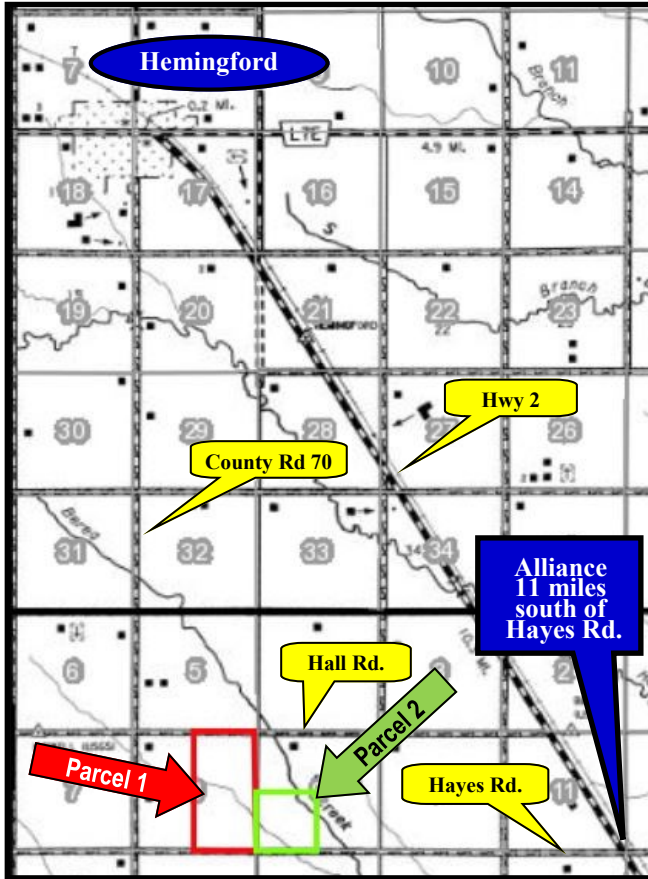


Area Symbol: NE013, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	64.83	40.7%		Ive	Ive
1726	Rosebud loam, 1 to 3 percent slopes	62.09	38.9%		IIle	
5108	Alliance-Rosebud loams, 1 to 3 percent slopes	29.66	18.6%		Ile	Ile
9999	Water	2.84	1.8%			

Weighted Average

Location & Maps



Parcels share a common border

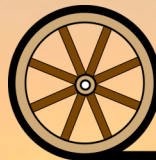
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