



P.O. Box 1166 North Platte, NE 69103

160 ACRES | PIVOT IRRIGATED  
SW LINCOLN COUNTY, NEBRASKA

# LAND FOR SALE

## WALLACE PIVOT



**LOCATION:** From Wallace, Nebraska travel 4 miles north on N. Wallace Road to W. Swanson Road then west 1/2 mile to the southern boundary of property.

**LEGAL DESC.:** SW1/4 Section 22-T11N-R34W of the 6th PM, Lincoln County, NE

**TAXES & ACRES:** 160 Tax Assessed Acres - 2021 RE taxes payable in 2022: \$5,392.86; Occupation Taxes for 2021 - \$1,352.00

**PRICE:** \$950,000.00

**WATER:** NE Well Reg: #G-068236, 135.2 certified irrigated acres. Remaining Allocation: 27.73 inches thru 2022

**IRRIGATION EQUIPMENT:** 1982 Valley 8-tower pivot and 60 HP electric motor.

**FSA INFORMATION:** 141 Cropland Acres; Corn base 141 ac. at 156 bu/ac PLC yield

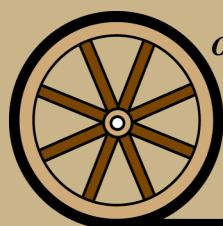
**POSSESSION:** Current farm lease expiring February 28, 2023

**CONTACT:** Chase Dodson, Listing Agent - 308.520.1168 | [chase@agriaffiliates.com](mailto:chase@agriaffiliates.com)  
Bruce Dodson, Brian Reynolds, Don Walker, Bonnie Downing, Mike Wilken



Chase Dodson

160 ACRES IN SW LINCOLN COUNTY, NEBRASKA



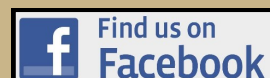
Offered Exclusively By:

(308) 534.9240

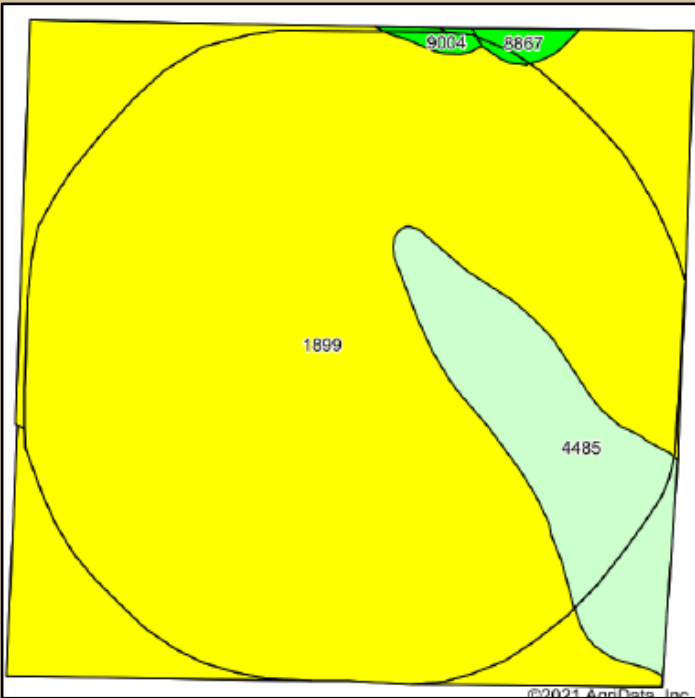
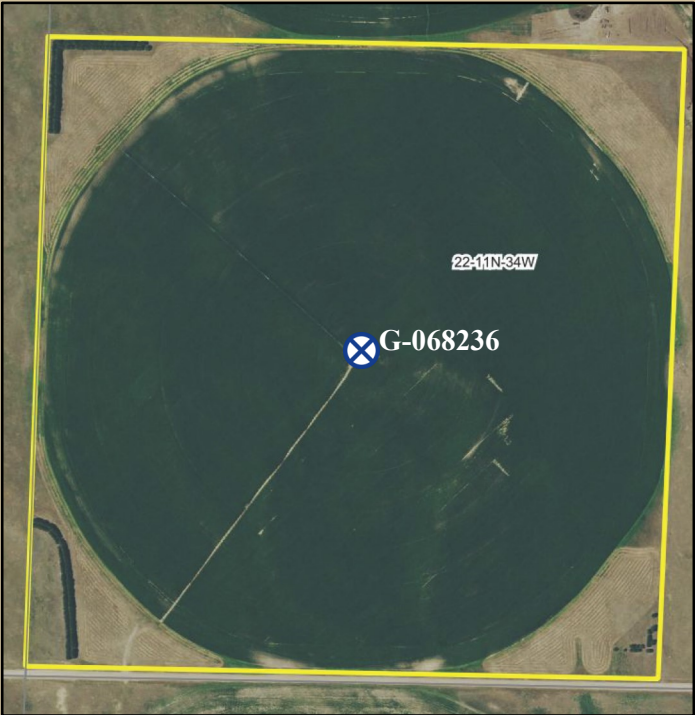
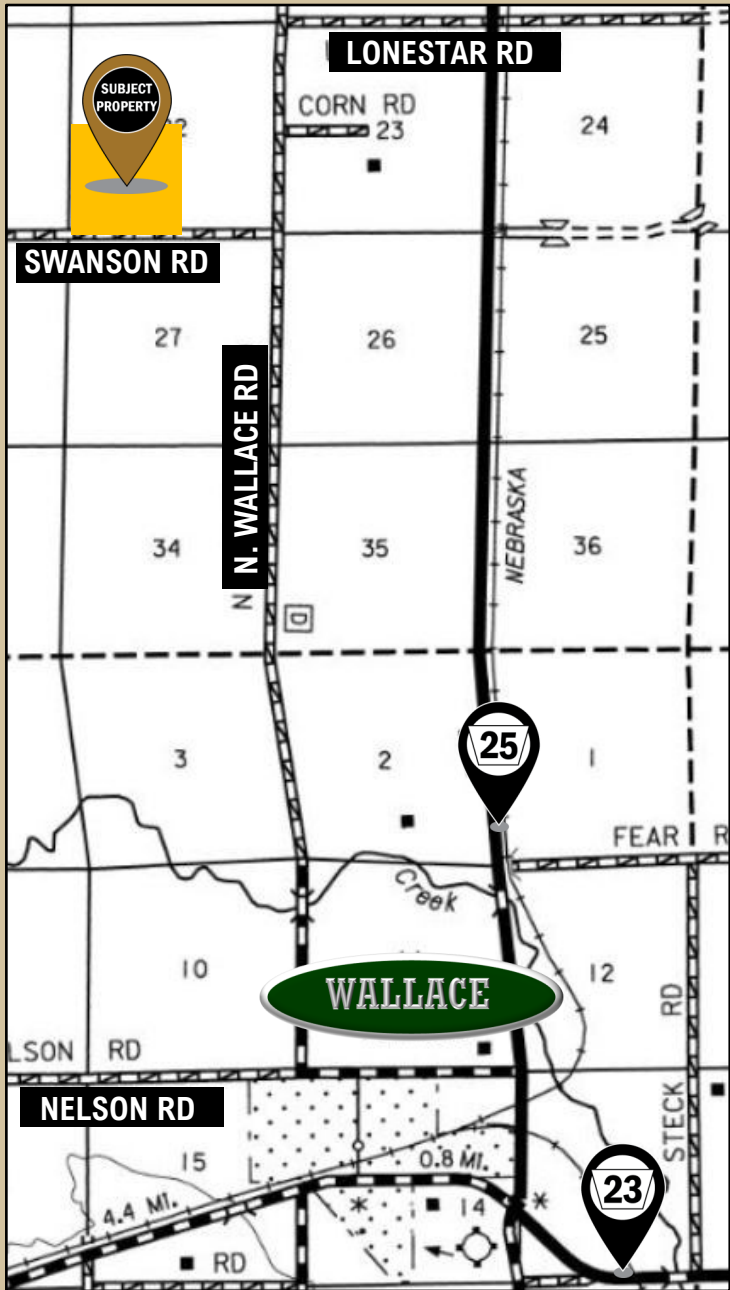
**AGRI AFFILIATES, INC.**  
*Providing Farm - Ranch Real Estate Services*



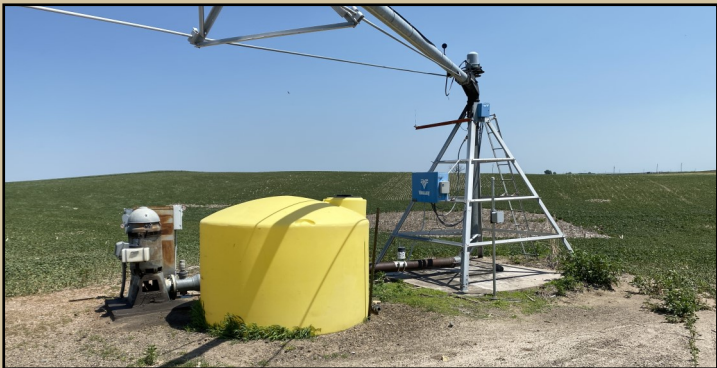
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*NOTE: Farm sells with a great Cash Lease in place and proven tenants that would enjoy the opportunity to continue farming in the future years.*



Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class "c	Irr Class "c
1899	Valent sand, rolling	138.27	87.9%		Vle	IVe
4485	Dunday loamy fine sand, 0 to 3 percent slopes	17.37	11.0%		IVe	
8867	Hord fine sandy loam, 1 to 3 percent slopes	0.94	0.6%		Ile	Ile
9004	Anselmo fine sandy loam, 3 to 6 percent slopes	0.64	0.4%		Ile	Ile