

LAND FOR SALE

PRICE REDUCED!



South Platte River Pivot

124.4 ± ACRES | KEITH COUNTY, NEBRASKA

Unique Opportunity!

Own a Certified Organic Farm with prime waterfowl hunting in an excellent location between I-80 and the South Platte River.



Bruce Dodson, AFM

LISTING AGENT:

BRUCE DODSON, AFM

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*Chase Dodson, Bonnie Downing, D.J. Lunkwitz, Faith Correll,
Mike Polk, Don Walker.*

View Full Brochure
& Listing



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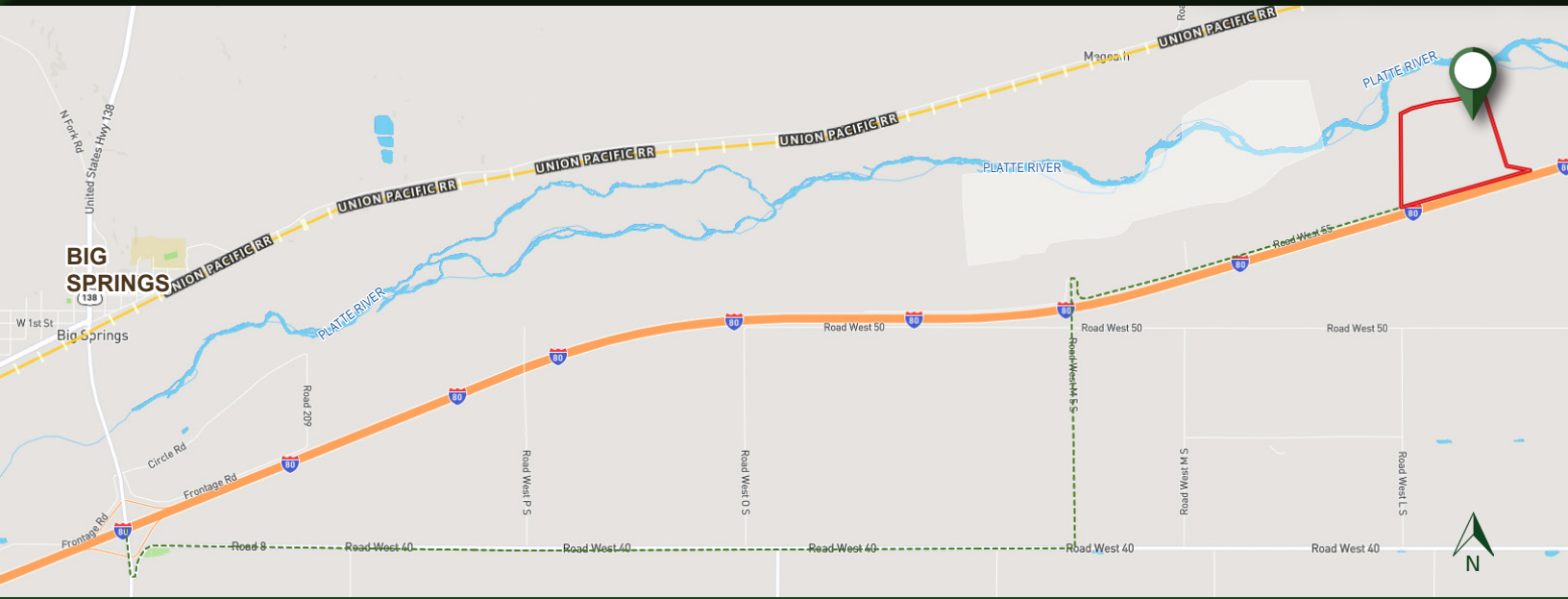
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PROPERTY INFORMATION

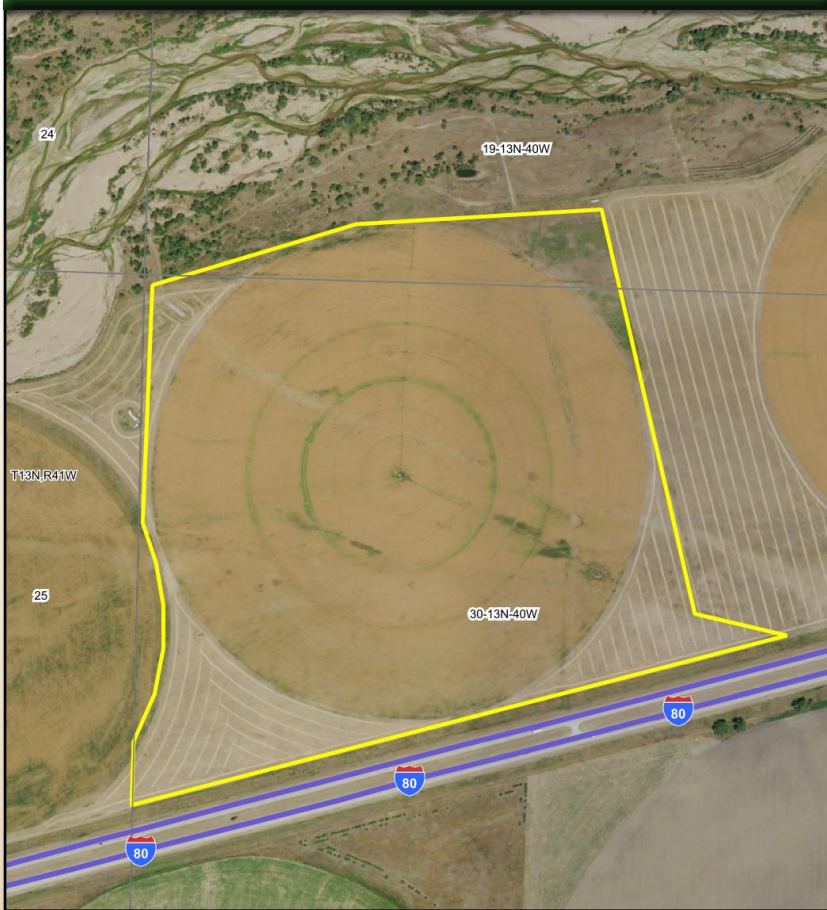
LEGAL DESCRIPTION:	Keith County Assessor's PID# 263313701, 263318501, and 263318700, A.K.A. a tract lying south of River in SW1/4 19-13-40 and a Tract in NW1/4 lying north of the south line of Theeaton & McGrath irrigation ditch in Section 30, Township 13N, Range 40, and a tract south of south line of Eaton-McGrath irrigation ditch and north of I-80 in Section 30, Township 13N, Range 40, all West of the 6th P.M. in Keith County, Nebraska.
LOCATION DIRECTIONS:	From the I-80 Big Springs, Nebraska exit # 107, travel south on Link 25B for approximately ¼ mile and turn east on Road 8 (just before Big Springs Equipment). Travel down Road 8 (merges to Road West 40) for approximately 4.4 miles. Then, turn north on Road West M 5 S for approximately 1 ¼ miles as you travel over I-80 via viaduct. Turn east on Road West 55 for approximately 1.65 miles to the south west corner of the property.
ACRES & TAXES:	124.44 Tax Assessed Acres; 2023 Taxes Payable in 2024: \$3,404
NRD:	Twin Platte Natural Resources District
WATER RIGHTS:	NE Reg: G-007346, test pumped at 1,000 gpm at 28', set at 500 gpm; 94.8 Certified Irrigated Acres with the Twin Platte NRD.
FSA:	Pending Information
EQUIPMENT:	2-Electric center pivots, 1-10Kw generator, 1-Johnson 60 Hp gear head, and Sargent pump. There is no engine with this property.
POSSESSION:	Possession of the property shall be delivered to purchaser at closing.
PRICE:	\$660,000

PRICE REDUCED! \$600,000.00

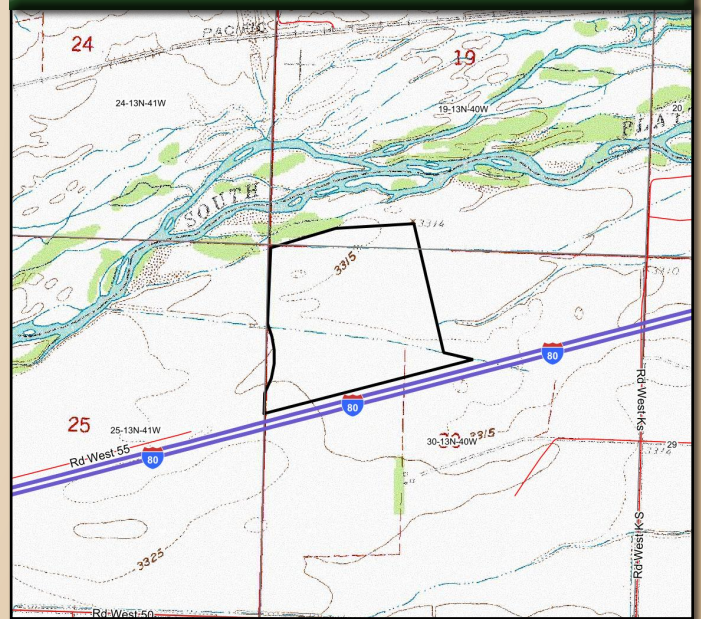
LOCATION & MAPS



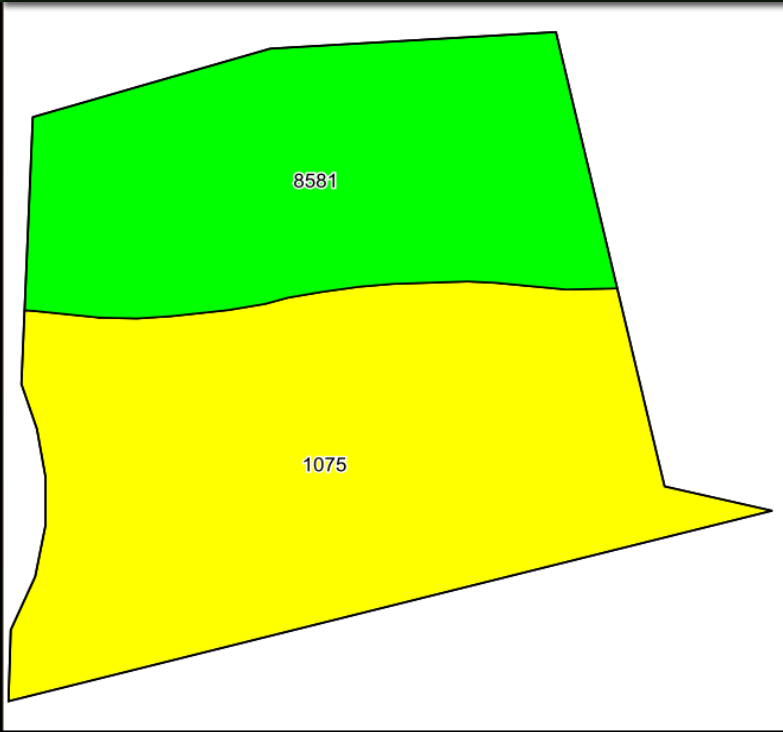
AERIAL MAP



TOPOGRAPHY MAP



SOIL MAP



Wildlife Opportunity

The organic cropland can serve a dual purpose of food plots for wildlife, especially goose hunting from pits.



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c
1075	Norwest loam, 0 to 2 percent slopes	71.04	60.0%		IIW	IIIW
8581	Wann fine sandy loam, rarely flooded	47.29	40.0%		IW	IW



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