

**F E E D L O T**

# FOR SALE

Dawson County, Nebraska



**85**  
**+/- ACRES**

## M 2:4 FEEDERS



**KOBY RICKERTSEN**

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**HIGH POINT  
LAND COMPANY**

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REAL ESTATE LICENSE:  
NE - 20170268





# PROPERTY INFORMATION

**85+/- Acres • Lincoln County, Nebraska**

**Listing Price: \$1,175,000.00**

**Property Address:**

**31981 U.S. 30, Brady, NE 69123**

**Property Features:**

- Main House - 3582 Sq Ft + 1,080 Sq Ft Basement area | 3 bed | 3 bath
- Farmhouse - 1583 Sq Ft living area + 914 Sq Ft basement area | 3 bed | 3 bath
- Small House - 864 Sq Ft + 432 Sq Ft Basement area | 2 bed | 1 bath
- Over 2,800 linear feet of concrete bunk
- 13 Tire Tanks all with float systems
- 19 designated feeding pens
- 35 slam gates with overheads
- 32 regular swinging gates
- 5 Wells

**Income Potential Annually:**

- Farmhouse with Garage - \$11,400.00
- Small House - \$7,800.00
- Pasture Rent - \$4,000.00
- Shops - \$6,600.00
- Hay - \$18,000.00
- Feedlot - \$48,000.00
- TOTAL - \$95,800.00

**Legal Description: Pt. E 1/2 Section 3-Township 12-Range 27 West of the 6th P.M**

**Taxes: \$11,545.46**

**Income Potential: \$95,800.00**

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# PROPERTY DESCRIPTION



LINCOLN COUNTY, NEBRASKA

## 85+/- Acres • Lincoln County, Nebraska

**Description:** M 4:2 Feeders located just west of Brady, NE is your opportunity to own a profitable acreage with a 999 head feedlot in the heart of Nebraska. This exceptional property includes three homes, a sub-irrigated meadow, and various outbuildings, making it an ideal investment for both living and agricultural operations.

The main home is a stunning 3,582 sq ft custom log-style house, fully remodeled with a new addition in 2017. As you enter, you'll be greeted by high vaulted ceilings, a stone-faced fireplace with a wood-burning stove, and an open-concept layout perfect for entertaining. The kitchen features a large bar and island countertop, custom wood cabinets, and a built-in pantry. Upstairs, the loft area provides ample space for kids to play. The original part of the home includes three bedrooms and three custom-tiled bathrooms. The master bedroom boasts a walk-in closet and en-suite bathroom, while the large laundry room can double as a craft room or additional pantry storage. The downstairs area, though unfinished, offers two bonus rooms and a utility room with in-floor heating, keeping utility bills around \$250/month.

Additionally, the property includes 2 rental homes, a 864 sq ft one with two bedrooms and one bathroom, perfect for a hired hand or generating supplemental rental income. The third home is a 1,583 sq ft beautifully remodeled farmhouse featuring three bedrooms and three bathrooms. This charming house retains many original features, such as a built-in China hutch and bookshelves, and includes a wood-burning stove in the basement, a detached two-car garage with electric doors, and plenty of rec space or storage.

The 999 head-rated feedlot on this property is well-equipped with over 2,800 linear feet of concrete bunk space, 19 feeding pens, and 13 rubber tire tanks with float systems and electrical connections. The custom-built loading chute with hydraulic facilities and an older barn add to the functionality of the feedlot. The property also boasts excellent wind breaks and approximately 37 acres of sub-irrigated meadow to the west. A recent DEQ inspection notes that with some improvements the feedlot could hold up to 2500 head.

Improvements and outbuildings include a 48 x 75 ft metal building, a wooden barn with a loft area, a round Quonset building (20 x 60 ft), a detached two-car garage, and a chicken coop. The feedlot infrastructure is robust, featuring 13 tire tanks, 35 slam gates with overheads, 32 regular gates, and a pipeline to all tanks.

Located in the friendly village of Brady, this property is close to all essential services, including a top-notch school, gas station, community center, and a bar with food service. Gothenburg is just a short drive to the east, and North Platte is about 25 minutes west via Highway 30 or Interstate 80.

This versatile property offers great potential in a supportive community. Don't miss out on this unique opportunity—contact us today to schedule a viewing or for more information.



100,000  
ACRES SOLD

# PROPERTY PHOTOS





# PROPERTY PHOTOS



LINCOLN COUNTY, NEBRASKA



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ACRES SOLD

# PROPERTY PHOTOS





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# AERIAL PHOTOS



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# AERIAL MAP



LINCOLN COUNTY, NEBRASKA





# SOIL MAP



Boundary 84.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4485	Dunday loamy fine sand, 0 to 3 percent slopes	24.19	28.77	0	32	4e
8581	Wann fine sandy loam, rarely flooded	18.27	21.73	0	38	2w
4807	Valentine fine sand, rolling, 9 to 24 percent slopes	14.64	17.41	11	23	6e
6337	Lawet silt loam, drained, occasionally flooded	10.04	11.94	0	56	3w
8582	Wann fine sandy loam, saline-alkali, occasionally flooded	8.09	9.62	0	32	4s
4549	Elsmere complex, 0 to 6 percent slopes	7.92	9.42	0	38	4w
9900	Fluvaquents, frequently flooded	0.68	0.81	0	7	8w
6336	Lawet silt loam, occasionally flooded	0.23	0.27	0	57	4w
TOTALS		84.06(*)	100%	1.92	35.03	3.83

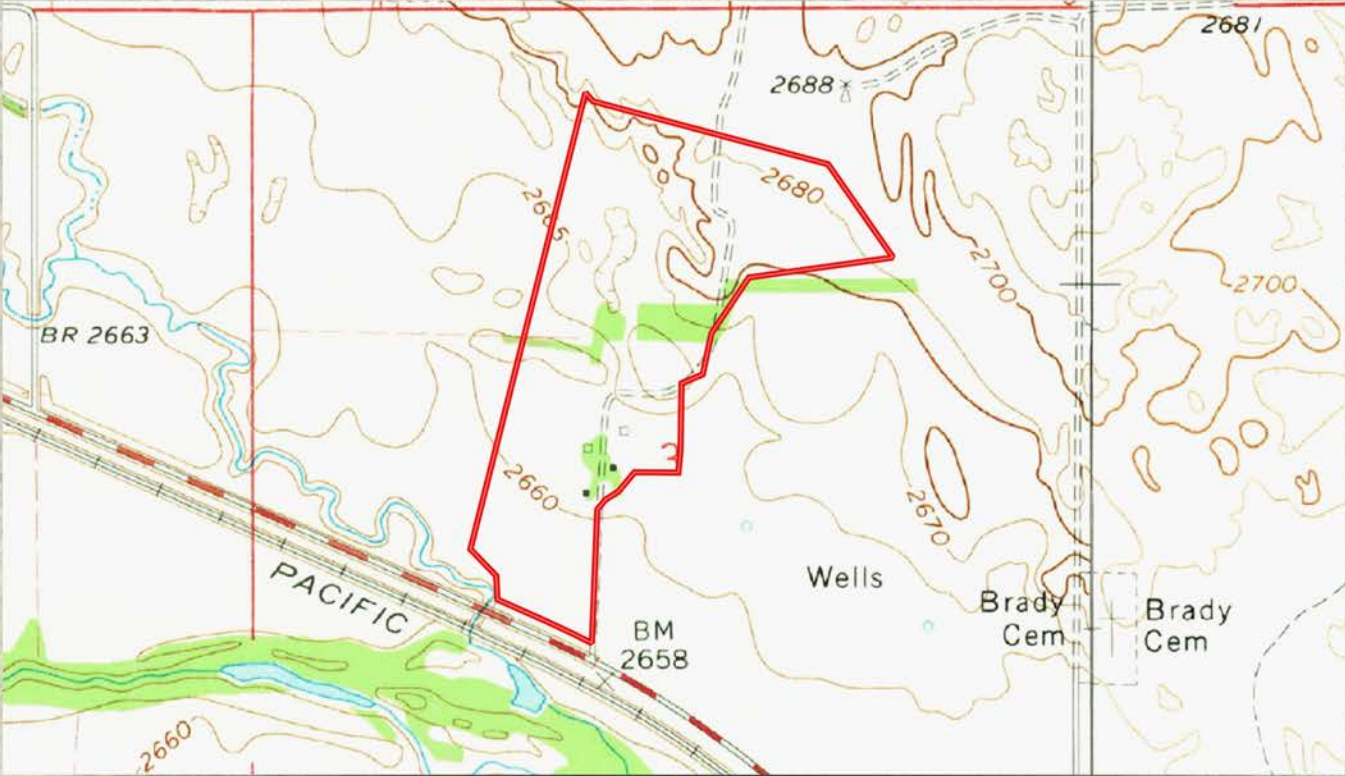
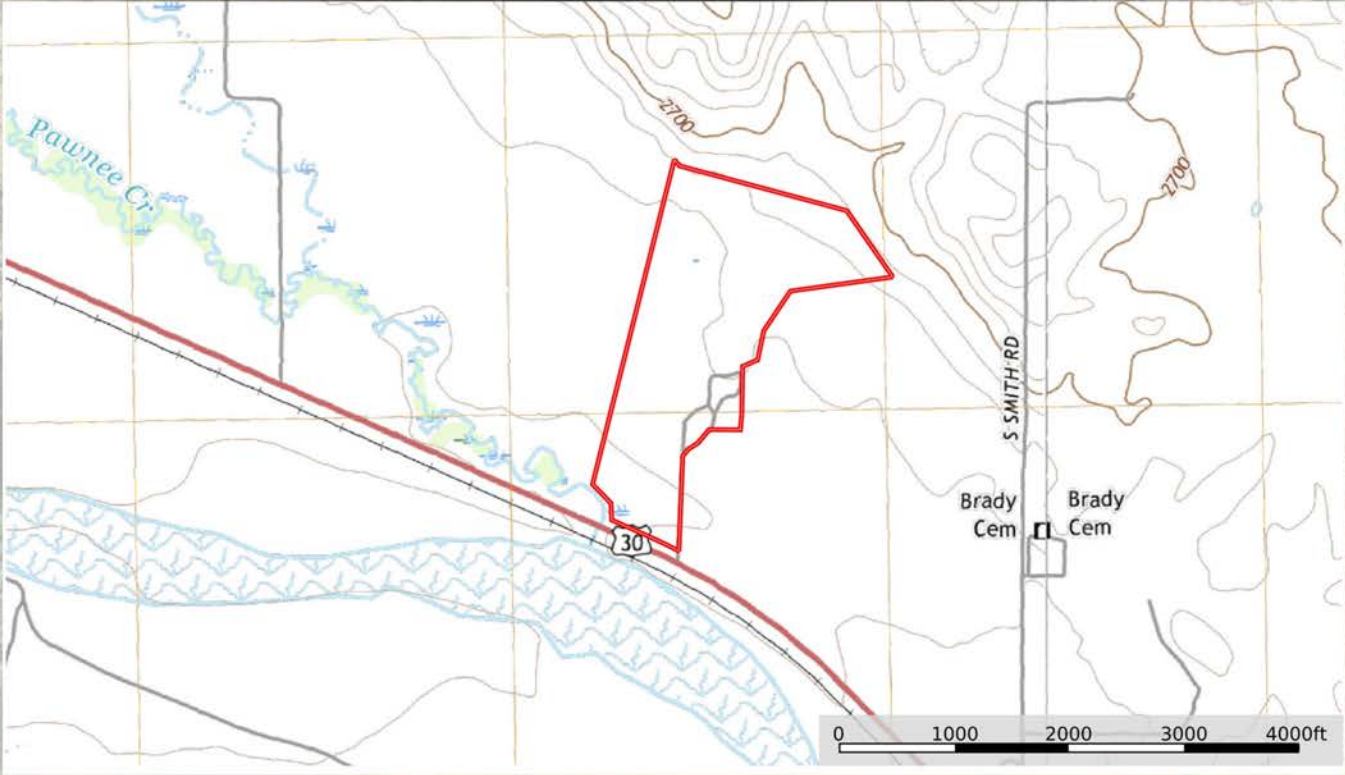
(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.



# TOPOGRAPHY MAP



LINCOLN COUNTY, NEBRASKA





## About the Broker:

I'm Koby Rickertsen, and my story is deeply rooted in farmland, having been brought up on the family farm in Nebraska's Lincoln and Dawson Counties. My journey into agriculture started early, with my father enrolling my brother, two cousins, and me in an agronomy class when we were barely 10 years old. This early exposure made me an "agronomist" before it was trendy, and I earned \$1.00 per hour as a field scout. After high school, I served 13 years in the US Navy Submarine Force, where I met my wife. Together, we returned to Nebraska to establish roots and raise our children.

My lifelong passion for agriculture led my wife and me to create RE/MAX Home, Farm & Ranch. As a producer, investor, and property owner, I believed we could improve the buying and selling experience in real estate, especially for land.

Recently, I made a significant career move, giving up my own company to join High Point Land Company as a designated broker in multiple states. High Point Land Company is the premier choice for land transactions in the Midwest. We provide unparalleled service, personalized attention, and a diverse portfolio, including farms, ranches, and development lands.

Our commitment to honesty, integrity, and transparency builds lasting relationships with clients. I'm dedicated to serving landowners with their most valuable asset on earth. At High Point Land Company, I continue to bring my love for the land and unwavering dedication to each transaction, ensuring that your land receives the attention it deserves.



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