

LAND FOR SALE



Antelope County Half Section

313.18 ± ACRES | ANTELOPE COUNTY, NEBRASKA

A perfectly balanced property consisting of productive, center-pivot irrigated cropland nestled between paddocks of fenced pasture, which provide not only excellent grazing opportunities, but limitless recreational prospects.



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LISTING AGENT:

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View Full Brochure
& Listing



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PROPERTY INFORMATION

LEGAL DESCRIPTION:

The East Half (E½) of Section Nineteen (19), Township Twenty-Six (26) North, Range Five (5) West of the 6th P.M., Antelope County, Nebraska.

LOCATION:

From Neligh, Nebraska: 5 miles north on Highway 14, then 4 ½ miles east on 854th Road, to the southwestern corner of the property.

ACRES & TAXES:

Tax-assessed Acres | 313.18 ± acres
 2024 Real Estate Taxes | \$6,016.62

LEASES:

Full possession at closing!

NRD:

Upper Elkhorn Natural Resources District.

WELL INFORMATION:

Well Registration - G-081162 (Irrigation Well)

- Completion Date - 3/15/1994
- Well Depth - 300 feet
- Static Water Level - 22 feet
- Pumping Level - 40 feet
- Column - 9 inches
- Gallons/Minute - 950 gpm

Well Registration - G-155106 (Stock Well)

- Completion Date - 11/28/2009
- Well Depth - 80 feet
- Static Water Level - 26 feet
- Pumping Level - 32 feet
- Column - 1 inch
- Gallons/Minute - 14 gpm

* This well was completely refurbished in 2024, by Sargent Irrigation Co. (Invoice available upon request)

EQUIPMENT:

Center-pivot irrigation system, propane power unit, gearhead, irrigation well with pump, and stock well (cattle panels and hay bales are excluded from this offering).

FSA INFORMATION:

Total Farmland: 311.22 acres
 Total Cropland: 135.56 acres

COMMENTS:

Within a very manageable drive of regional urban centers; O'neill, Nebraska: approximately 45 minutes; Norfolk, Nebraska: approximately 40 minutes; Lincoln, Nebraska: approximately 2 hours; Omaha, Nebraska: approximately 2 hours; and Sioux City, Nebraska: approximately 1.5 hours. Don't miss this opportunity that provides solid revenue with great row crop lands, abundant under ground water supplies, and well-maintained irrigation equipment. This cropland is strategically located between nice tracts of native pasture with perfect accents of mature trees, creating a great balance of habitat for area wildlife. This area is known for its great deer, turkey, and growing upland game populations.

PRICE:

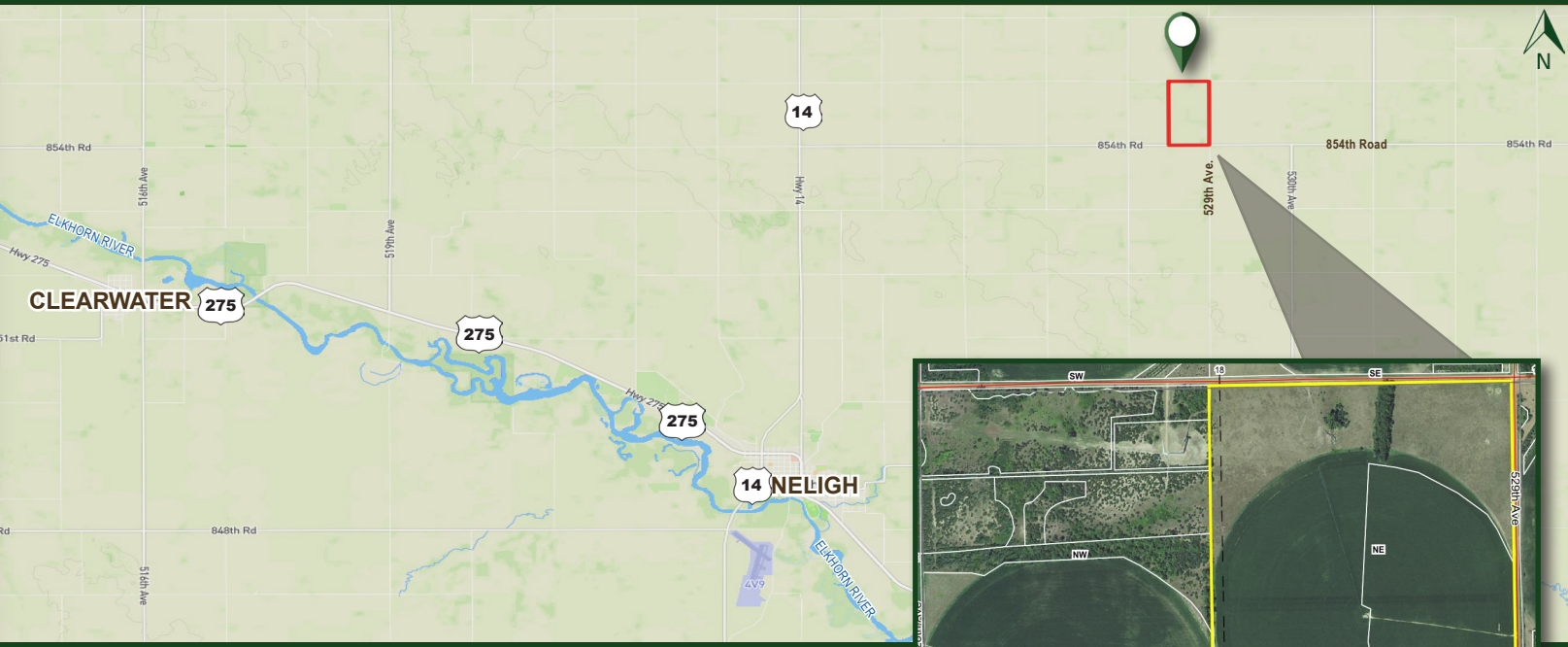
\$2,195,000.00

OR

\$1,558,950.00 - 135.56 ± acres of cropland

\$636,050.00 - 177.62 ± acres of pasture







Don't miss this opportunity to purchase a perfectly balanced property, with productive, center-pivot irrigation, native fenced pasture, and recreational accents!



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