

LAND FOR SALE



North Trenton Pivots

238 ± ACRES | HITCHCOCK COUNTY, NEBRASKA

Productive farm including organic and conventional cropland with grain storage on site.



Bruce Dodson, AFM

LISTING AGENT:

BRUCE DODSON, AFM

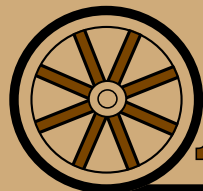
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Kent Richter, Mike Wilken*



See Full Online Listing

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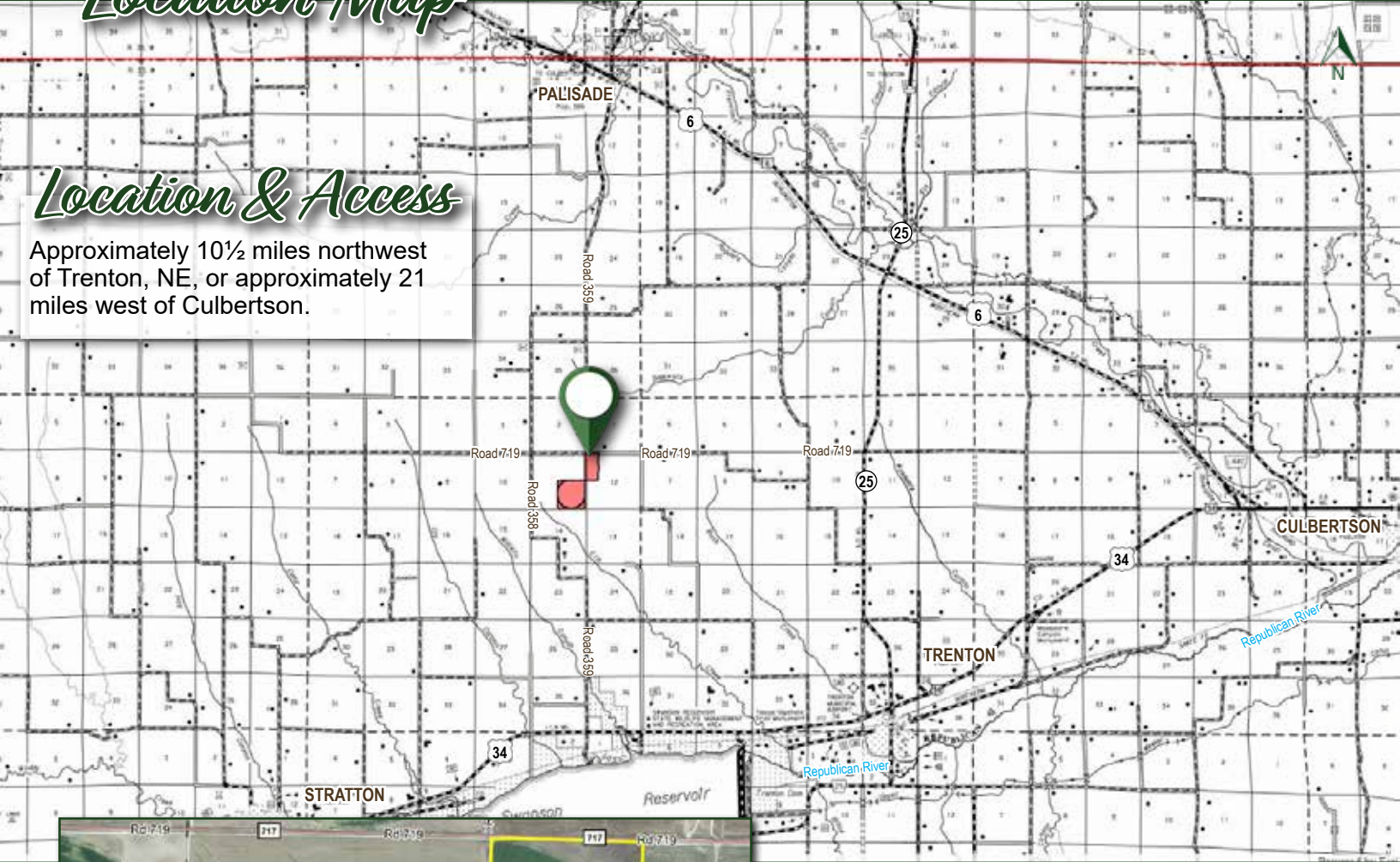
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Location Map

Location & Access

Approximately 10½ miles northwest of Trenton, NE, or approximately 21 miles west of Culbertson.



Property Details

LEGAL DESCRIPTION: SE¼ Section 11; W½NW¼ Section 12, Township 3 North, Range 34 West of the 6th P.M. in Hitchcock County, Nebraska.

ACRES & TAXES: 238± Tax-assessed acres
2025 Real estate taxes due in 2026: \$4,865.90

LAND USE:

187 acres	Irrigated Cropland
38 acres	CRP
7 acres	Dryland
1 acre	Roads/Waste

WATER RIGHTS: Well Registration #G-001014

NRD: 187 Certified irrigated acres with 37.2 Ac/In. remaining for 2026 and 2027 in the Middle Republican Natural Resources District.

EQUIPMENT:

- 2-Center pivot irrigation systems with drop nozzle packages.
 - North pivot is a Valley 8000 with Icon 5 control panel.
 - South pivot converted T&L to Valley with standard Valley panel.
- 1-125 hp GE irrigated motor and Wintroath pump.

FARM SERVICE AGENCY INFO: 231.7 total cropland acres with 178.71 acres corn base @ 160 bu PLC yield; 9.9 acres soybean base @ 57 bu PLC yield; and 3.77 acres wheat base @ 65 bu PLC yield.
USDA CRP contract #11190 (22.5 acres in 2020) and #11189A (15.44 acres in 2020). CRP payment \$44/acre through 2030. Mid contract management was completed.

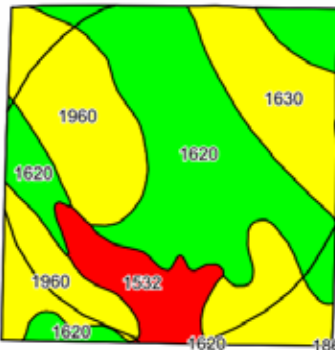
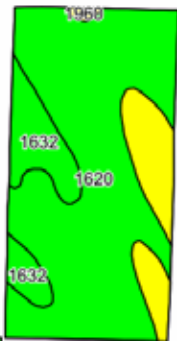
BUILDING SITE: (2016) Steel bin with drying floor, unloading auger and fan.

POSSESSION: Full possession at closing.

PRICE: **\$1,790,000**






Strong nutrient profile due to historic manure application.



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CROPLAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Irr Class*
1620	Keith silt loam, 1 to 3 percent slopes	123.85	52.4%		11e
1630	Keith silt loam, 3 to 6 percent slopes eroded	46.35	19.6%		IIIe
1960	Buffalo Park silt loam, 3 to 6 percent slopes	41.84	17.7%		IVe

* Remainder in class II soils. Full soils map available on the online listing or ask the listing agent.

Productive farm offering organic and conventional cropland!

Onsite grain storage and strong nutrient levels from historic manure use - making it a solid investment opportunity.



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