



EXCLUSIVELY PRESENTS
Irrigated Farmland
SW Nebraska (I-80, Exit 55)
561.57 acres



Legal: Section 3, T13N – R50 West of the 6th P.M. (Less 69.88 acres to the State of Nebraska) Cheyenne County, Nebraska (213.39 acres of dryland, 309.67 acres of irrigated; according to the County Assessor)

Location: West of Sidney, Nebraska at I-80, Exit 55.

Residential: Four houses with associated outbuildings in a group on the northeast corner; three are currently rented through a local property management company.

Water: Five irrigation wells, permit numbers; G081830 & G-003487, G-80251, G-00388 and G-003490 permitted with NRD to irrigate 454.0 acres and one domestic well with no recorded permit.

Price: \$2,250,000.00. **Taxes:** \$20,286.40

Soils: According to the USDA soils map (*north of I-80*):

1. 38% Bridget Very fine sandy loam 1-3% slope.
2. 36% of the soil is Glenberg fine sandy loam, 0-2% slope.
3. 10.5% McCook very fine sandy loam with 1-3% slope.
4. Balance of soils is Bayard fine to very fine sandy loam with minimal slope.

South of I-80

1. 28% Duroc silt Loam terrace with 0-1% slope.
2. 21% Bridget very in sandy loam with 0-1% slope.
3. 16% Glenberg fine sandy loam with 0-2% slope.
4. 13% Bridget very fine sandy loam with 1-3% slope.
5. 22% Other varied soils and slopes

According to the County Assessor: various, Class II, III and IV soils.

Broker's note: 3 Pivots, 4 houses, 5 irrigation wells! Call for your personal showing and additional details.

FOR PERSONAL SHOWING CALL: Mike Benson, Broker / Owner; Box 202/200 W 4th St., Julesburg, Co 80737; (970) 474-2000; fax 474-2002; cell #520-1778.
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