



*For Sale*

# IRRIGATED FARM

**331.81 +/- ACRES**

**MORRILL COUNTY, NEBRASKA**

**OFFERED AT \$1,800,000.00**

**PROPERTY TAXES \$9,722.50**



This 331.81 +/- acre farm has ample water to supply the two well-maintained 7-tower Zimmatic center pivots. The water is sourced by canal and well water. There is good access from the county road and multiple grain markets in the area. The farm lays nearly flat with a gentle slope on the east quarter. The soils are made up of good, productive silt and sandy loams. There is an outstanding tenant in place for 2024 and available for 2025 growing season. Tenant shall be provided the first right of refusal. Seller shall retain 50% of non-participating mineral and oil rights for 20 years.



## PROPERTY DIRECTIONS

From Bayard, Nebraska junction of State Hwy 26 and E 8th st/Rd 106, go east 4 miles. At Rd. 83, turn south for 1 mile. The farm is situated on the south side of the "T" intersection of Rd 83 and Rd 104.

*Bryan Knox*

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MORRIL06



**331.81 +/- Acres**  
**Irrigated Acres - 258.92 +/-**  
**Grass Acres - 50.11 +/-**  
**Dryland Acres - 11.65 +/-**

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### **Legal Description**

PT North 1/2 Section 6, Township 20 North, Range 51 West

### **Well Information**

- Well G-083566 drilled in 1994, 800 gpm, 15' static level, 25' pumping level, 90' well depth
- Well G-083567 drilled in 1994, 800 gpm, 10' static level, 38' pumping level, 90' well depth

### **Irrigation Information**

- Located in the North Platte NRD and has certified irrigation rights for 276.4 acres. Surface allocations are 152 acres with Farmers Irrigation District and 37 acres with 9 Mile Irrigation District.

### **Irrigation Equipment**

- 7-tower Zimmatic center pivot that was put up in 2009, nozzled at 750 gpm, and set up with drops
- 7-tower Zimmatic center pivot that was put up in 2012, well-maintained, nozzled at 750 gpm, and set up with drops



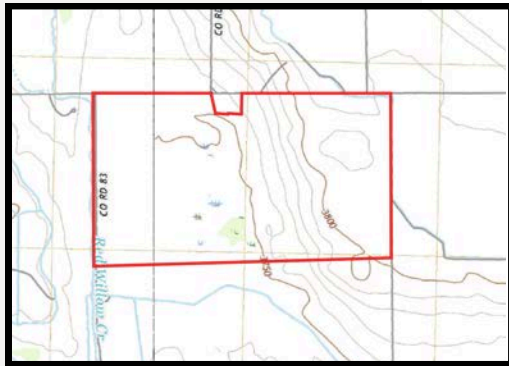
**AERIAL MAP**

**FSA Information**

- Wheat - 8.1 Base Acres - 46 PLC Yield
- Corn - 132.2 Base Acres - 134 PLC Yield
- Total Base Acres - 140.3

**Lease**

- Crop ground lease expires Feb. 28, 2025
- Grass pasture lease expires Oct. 15, 2024



**TOPOGRAPHY MAP**

**Included in the Sale**

- 40,000 bushel bin with below grade cement cone erected in 2004. Bin is 48' diameter with 4 aeration fans, 240V 3 phase, 10" load out auger & grain spreader.



**SOILS MAP**

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5672	Yockey silt loam, alkali, occasionally flooded	83.11	25.05	0	19	4s
6010	Sarben very fine sandy loam, 1 to 3 percent slopes	79.1	23.84	0	41	3e
6105	Sarben loamy very fine sand, 3 to 9 percent slopes	51.76	15.6	0	38	4e
4894	Wildhorse fine sand, 0 to 3 percent slopes	37.65	11.35	0	8	6s
5656	Lisco very fine sandy loam, occasionally flooded	21.53	6.49	0	18	6s
6107	Sarben loamy very fine sand, 9 to 20 percent slopes	20.42	6.16	0	36	6e
5671	Yockey silt loam, occasionally flooded	14.92	4.5	0	30	2w
5901	Alice fine sandy loam, 0 to 3 percent slopes	11.8	3.56	0	38	3e
1708	Otero variant very fine sandy loam, 0 to 1 percent slopes	6.18	1.86	0	47	3w
4527	Els loamy fine sand, 0 to 3 percent slopes	5.28	1.59	0	33	4w
TOTALS		331.75	100%	-	28.86	4.1



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