

NORTHWESTERN NEBRASKA

Powell Pivot



#1 PROPERTIES

RANCH & RECREATION

TOTAL ACREAGE 223.60± | OFFERED AT \$1,006,200
RANCHANDRECREATION.COM



Here is a great opportunity to add approx. 223.60+/- deeded acres of farmland to your operation. Located just 18 miles southwest of Rushville, Nebraska, this irrigated parcel is equipped with a 2016 Reinke Pivot with the latest technology to operate it remotely. The current owners have utilized the ground for forage crops over the last several years. The property also includes a windmill on the eastern fence line to allow for grazing of the parcel. Upgrades are currently being made to the existing access road into the pivot from the north off 470th Trail.

THE LAND

Total Deeded acreage: 223.60+/- acres

Acreage counts are believed to be accurate but have not been verified by a professional survey

WATER RIGHTS

186.60 acres of certified water rights under the Upper Niobrara-White Natural Resource District with no allocations.

IRRIGATION EQUIPMENT

1- 2016 Reinke 8 tower pivot with RPM Touch Screen and Ontrac Satellite Plus capabilities. Nozzle for 1,000 GPM at 61 PSI.

- Ontrac Satellite Plus goes into areas with poor cell reception or where you and your pivots are separated by hours behind the wheel. It's also Reinke's most advanced satellite product ever offered, with more management features, increased data accuracy and touch screen device control. Ontrac Satellite Plus is not dependent on a cell network that may lose signal.

- Powered by a 2018 Isuzu Diesel Engine 6BG1 with new turbo.
- 2-Fuel Tanks including 1-4,000 gallon and 1-10,000 gallon. Double fuel filters.
- Injection pump hookups.

SOILS

75.58% Dunday loamy fine sand soils with 0 to 3 percent slopes.

MINERAL RIGHTS

Any and all mineral rights that the Sellers own shall convey upon a fully funded closing.



LEGAL DESCRIPTION

- Part of the N1/2 Part of the NE1/4SW1/4 of Section 20 - T29N - R44W of the 6th P.M., Sheridan County, Nebraska. (198.87AC+/-)
- Part of the SW1/2SW1/2 of Section 17 - T29N - R44W of the 6th P.M., Sheridan County, Nebraska. (24.73AC+/-)

2023 REAL ESTATE TAXES

\$4,169.86

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CONDITIONS OF SALE

All offers shall be in writing and accompanied by an Earnest money deposit and proof of funds and/or financing sufficient to complete the transaction. All earnest money deposits shall be deposited in the Listing Broker's trust account. The Seller agrees to provide and pay for an Owners title insurance policy in full satisfaction of the purchase price. Both buyers and seller shall be responsible for their own attorneys' fees.

Seller reserves the right to complete a 1031 exchange per IRS code.



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Please note: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice and approval of purchase by owner. All information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc, are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their complete satisfaction.