



SHERIDAN COUNTY PIVOTS, DRYCROP AND RANGE



Multiple parcels of high quality farmland in Northern Sheridan County.

MIKE LASHLEY

Owner|Broker

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PROPERTY HIGHLIGHTS

List Price

\$8,500,000 For all parcels

Location

Eight tracts located near Gordon, NE and Hay Springs, NE

Acres

Drycrop:	2,930.38±
Pivot Irrigated:	949.29±
Range:	855.45±
Waste:	57.00±
Roads:	37.45±
Improvements:	2.00±
Total:	4,831.57± (Per Sheridan Cnty Assessor)

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - For all parcels

\$50,514.58

Estimated Cash Lease Income For All Parcels

2,572.86	Dry Crop Acres @ \$45.00 per	=	\$115,778
860	Pivot Irrigated Acres @ \$225.00 per	=	\$193,500
486	Range Acres @ \$33.00 per	=	\$16,038
435.85	Grass pivot corners rent & 2021 corn stock rental	=	\$46,650
	Total Estimated Gross Income	=	\$345,328.00

Estimated Expenses

Pivot Insurance - \$2,750 each	=	\$13,750
Fencing Materials	=	\$500
Real Estate Taxes	=	\$50,514
Pivot Maintenance	=	\$15,000
Total Estimated Expenses	=	\$79,764

Net Estimated Income	(3% ROI)	\$265,564
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NOTE: There are also 128.75 acres of waste, roads, grass with no water, old home sites, and old grain bins. they are included in the total acres picture.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Equipment

6 T&L Pivots, 5 were installed 2008, 1 installed in 2014, all electric motors, gearheads, and pumps

Property Summary

This high quality farmland consists of 4,831± acres, and has multiple parcels located in Northern Sheridan County, Nebraska near the towns of Gordon, and Hay Springs. These parcels are located in the heart of the Ogallala Aquifer, the largest freshwater aquifer in the world. Most of the wells on this property pump 800+ gallons per minute. The pivots are all T&L pivots of the 2008 vintage. One of the pivots was new in 2014, and all pivots have electric motors. The majority of the property consists of drycrop land, which is all in excellent condition. These parcels are spread out, this provides a hedge for damage from one hail storm, and there is still excellent access to each tract. This area is predominantly farming country, and there are several farming families here. There are good tenants currently in place that live and farm throughout the area. Don't miss out on this opportunity to own quality farmland with abundant ground water!

Tract 1

\$300,000 | 252.37± acres (240.5 dryland | 11.87 grass)

Legal Description: 32-32-46 NW1/4, N1/2SW1/4 & SE1/4SW1/4, EXC HWY &RR ROW

Tract 2

\$760,000 | 712.86± acres (462.8 dryland | 248.06 grass | 2 roads)

Legal Description: 34-32-46 W1/2

3-31-46 LOTS 3,4, S1/2NW1/4 & PT SW1/4 LYING NORTH OF HWY 20 EXC HWY & RR ROW

4-31-46 LOTS 3,4, S1/2NW1/4 & PT SW1/4 LYING NORTH OF HWY 20 EXC HWY & RR ROW

Tract 3

\$176,000 | 150.1± acres (146.38 dryland | 3.72 roads)

Legal Description: 15-31-46 NW1/4, EXC 9.8 AC in NE Corner

Tract 4

\$525,000 | 160± acres (14.9 dryland | 39.6 grass | 105.5 irrigated)

Certified Irrigated Acres: 105.5

Legal Description: 33-33-41 SE 1/4

Tract 5

\$1,634,000 | 1,440± acres (1,349 dryland | 17.1 grass | 53 waste | 20 road)

Legal Description: 19-32-42 SE1/4

20-32-43 SW1/4

21-32-42 S1/2

29-32-42 N1/2 & SW1/4

32-32-42 NE1/4, E1/2NW1/4, NW1/3NW1/4, N1/2 SW1/4NW1/4, N1/2SW1/4SW1/4

PROPERTY HIGHLIGHTS

Tract 6

\$975,000 | 504.02± acres (315.1 dryland | 57.39 grass | 119.8 irrigated | 4 waste | 5.73 road | 1 farm | 1 home)

Certified Irrigated Acres: 119.8

Legal Description: 5-31-42 S1/2SE1/4NW1/4, E1/2SE1/4SW1/4NW1/4, S1/2SE1/4NE1/4SW1/4NW1/4, SW1/4 6-31-42 Lots 1,2, SE/2NE1/4 & SE1/4

Tract 7

\$530,000 | 466.13± acres (400.8 dryland | 59.33 grass)

Legal Description: 17-31-42 N1/2

19-31-42 NW1/4

Tract 8

\$3,600,000 | 1,146.09± acres (422.1 grass | 723.99 irrigated)

Certified Irrigated Acres: 730.35

Legal Description: 21-31-41 PT E1/2W1/2 & W1/2W1/2

20-31-41 NE1/4, S1/2NW1/4 & S1/2

28-31-41 N1/2, EXC EAST 2672'

29-31-41 NE1/4

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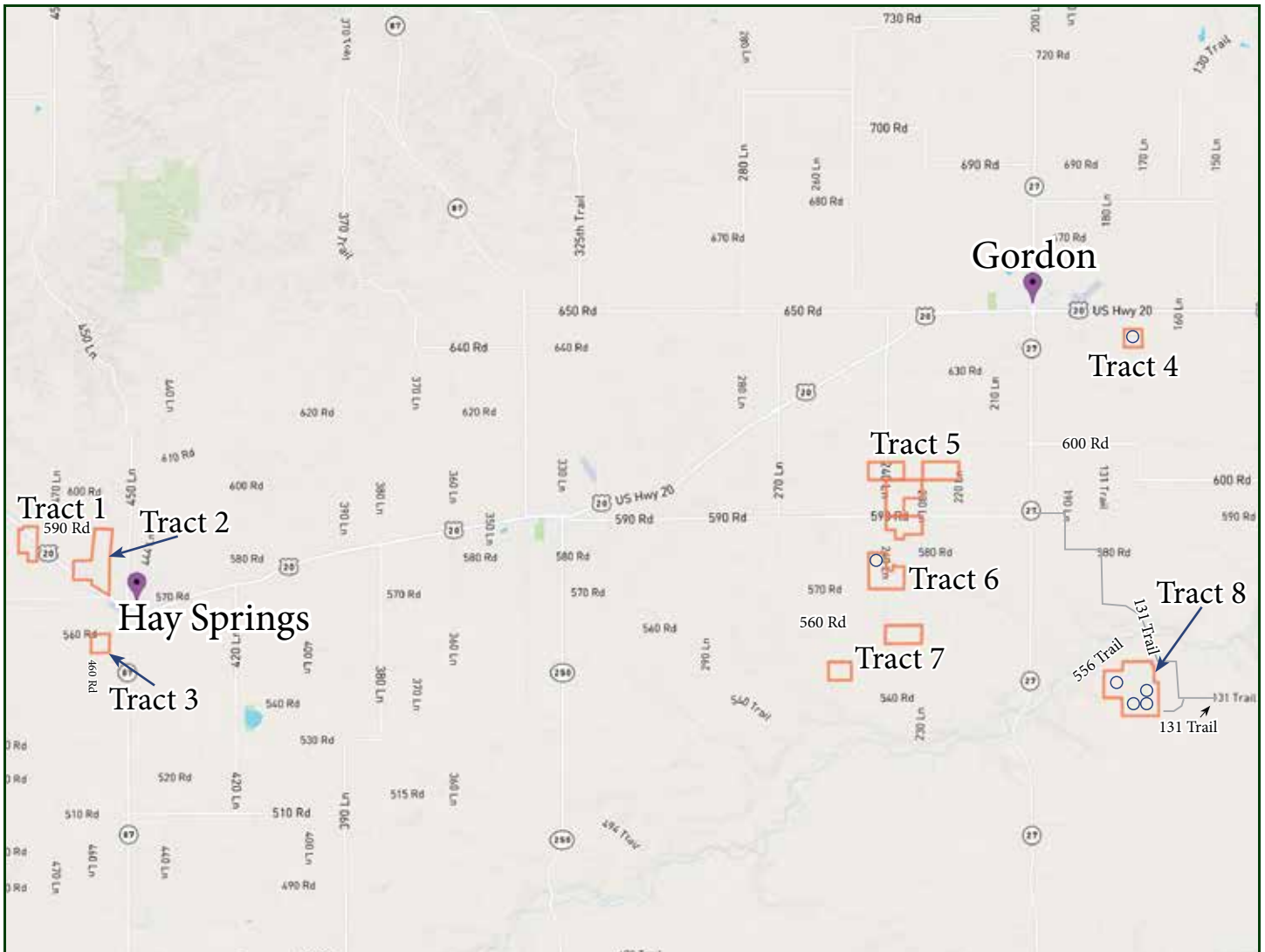
Email: mike@lashleyland.com

PROPERTY HIGHLIGHTS

Well Logs

Registration#	County Name	Filing Date	Decommission Date	Acres Irrigated	Pump Column	Owner's Name
Well ID	NRD Name	Times Replaced	Online Registration ID	Gallons/Minute	Diameter	Owner's ID
Permit Number	Well Location	(NOLID)	Well Driller License Number	Static Level	Pump Depth	Address
Use	Footage			Pumping Level	Well Depth	
Status	Latitude			Series		
	Longitude					
G-047698	I	Sheridan	3/7/1975	165.3	8 in	Western Land & Cattle
WellID: 55151	A	Upper Niobrara-	11/24/1975	1000 gpm	140 ft	LLC
View Details	White			60 ft	285 ft	OwnerID: 15872
View Scans	31N 41W 21 NESW			100 ft		PO Box 31
	1340S 1320W	---		PRO		Beresford SD 57004
	Map It					
G-047699	I	Sheridan	3/4/1975	294.47	8 in	Western Land & Cattle
WellID: 55152	A	Upper Niobrara-	11/24/1975	1200 gpm	180 ft	LLC
View Details	White			69 ft	295 ft	OwnerID: 15872
View Scans	31N 41W 20 NESW			135 ft		PO Box 31
	2243S 2243W	---		PRO		Beresford SD 57004
	Map It					
G-047700	I	Sheridan	2/16/1975	137.25	8 in	Western Land & Cattle
WellID: 55153	A	Upper Niobrara-	11/24/1975	850 gpm	160 ft	LLC
View Details	White			80 ft	285 ft	OwnerID: 15872
View Scans	31N 41W 29 NE			140 ft		PO Box 31
	1320N 1320E	---		PRO		Beresford SD 57004
	Map It					
G-047701	I	Sheridan	2/19/1975	133.06	8 in	Western Land & Cattle
WellID: 55154	A	Upper Niobrara-	11/24/1975	850 gpm	180 ft	LLC
View Details	White			55 ft	285 ft	OwnerID: 15872
View Scans	31N 41W 28 NW			135 ft		PO Box 31
	1320N 1320W	---		PRO		Beresford SD 57004
	Map It					
G-060865	I	Sheridan	9/6/1978	105.5	8 in	Western Land & Cattle
WellID: 68653	A	Upper Niobrara-	12/20/1978	900 gpm	---	LLC
View Details	White			35 ft	300 ft	OwnerID: 15872
View Scans	33N 41W 33 SESE	---		82 ft		PO Box 31
				PRO		Beresford SD 57004
WellID: 201194	D	Sheridan		---	---	Mavis & Anden Van Beek
View Details	U	Upper Niobrara-		---	---	IRAs
View Scans	White		8/1/2009	---	113 ft	OwnerID: 124045
	32N 42W 21			---		PO Box 140
	SESW	---		PRO		Sioux Center IA 51250
	233S 1362W					
	Map It					
	42°43' 59.550"					
	-102°15' 29.900"					
G-099648	S	Sheridan	2/13/1999	---	1 in	Van Beek Family
WellID: 117294	A	Upper Niobrara-	2/26/1999	3 gpm	130 ft	Foundation
View Details	White			123 ft	175 ft	OwnerID: 124038
View Scans	31N 42W 17			128 ft		PO Box 140
	NW/NW	---		PRO		Sioux Center IA 51250
	908N 990W	39060				
	Map It					

LOCATION MAP



Boundary lines are estimates - Map for illustration only

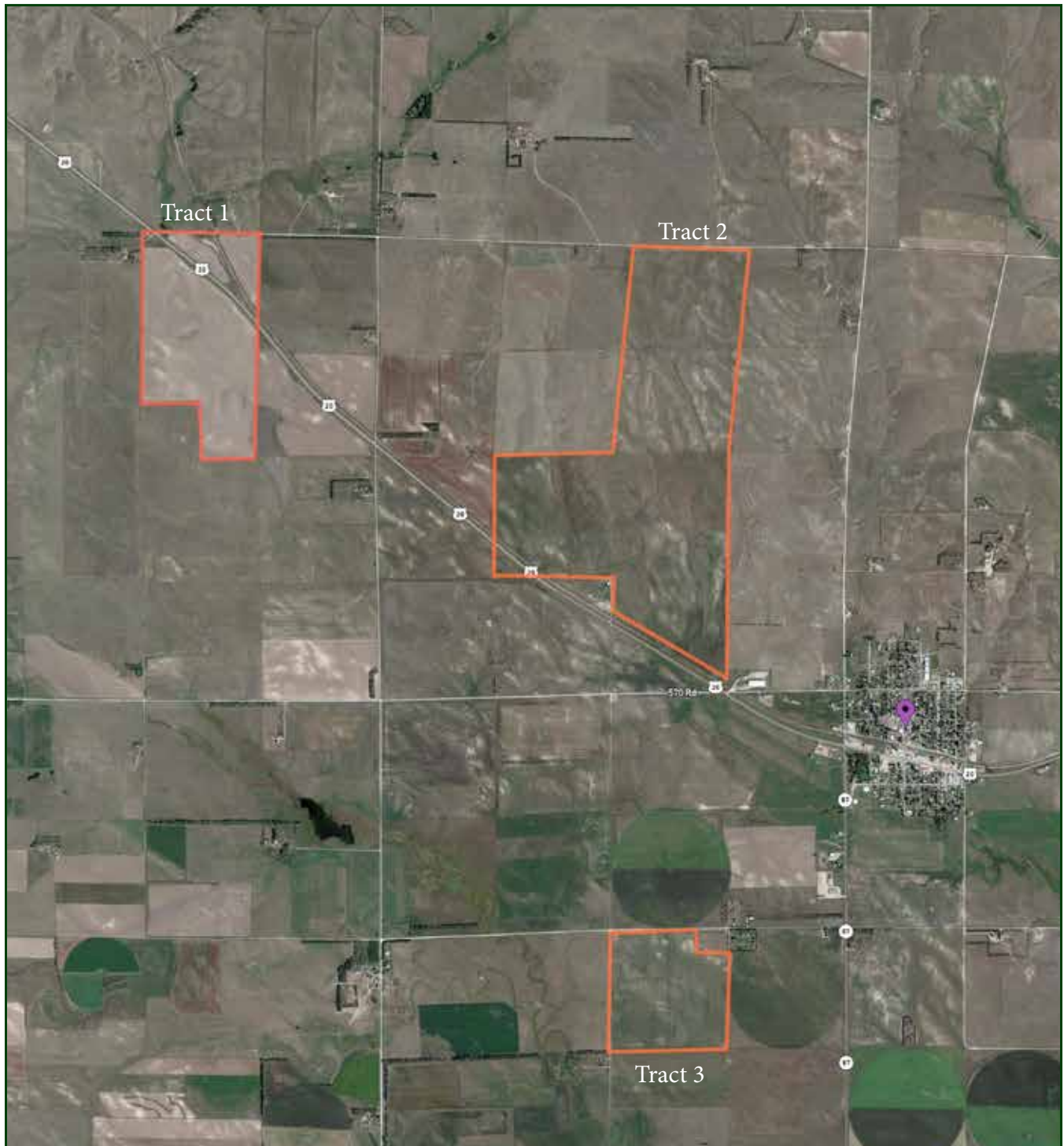
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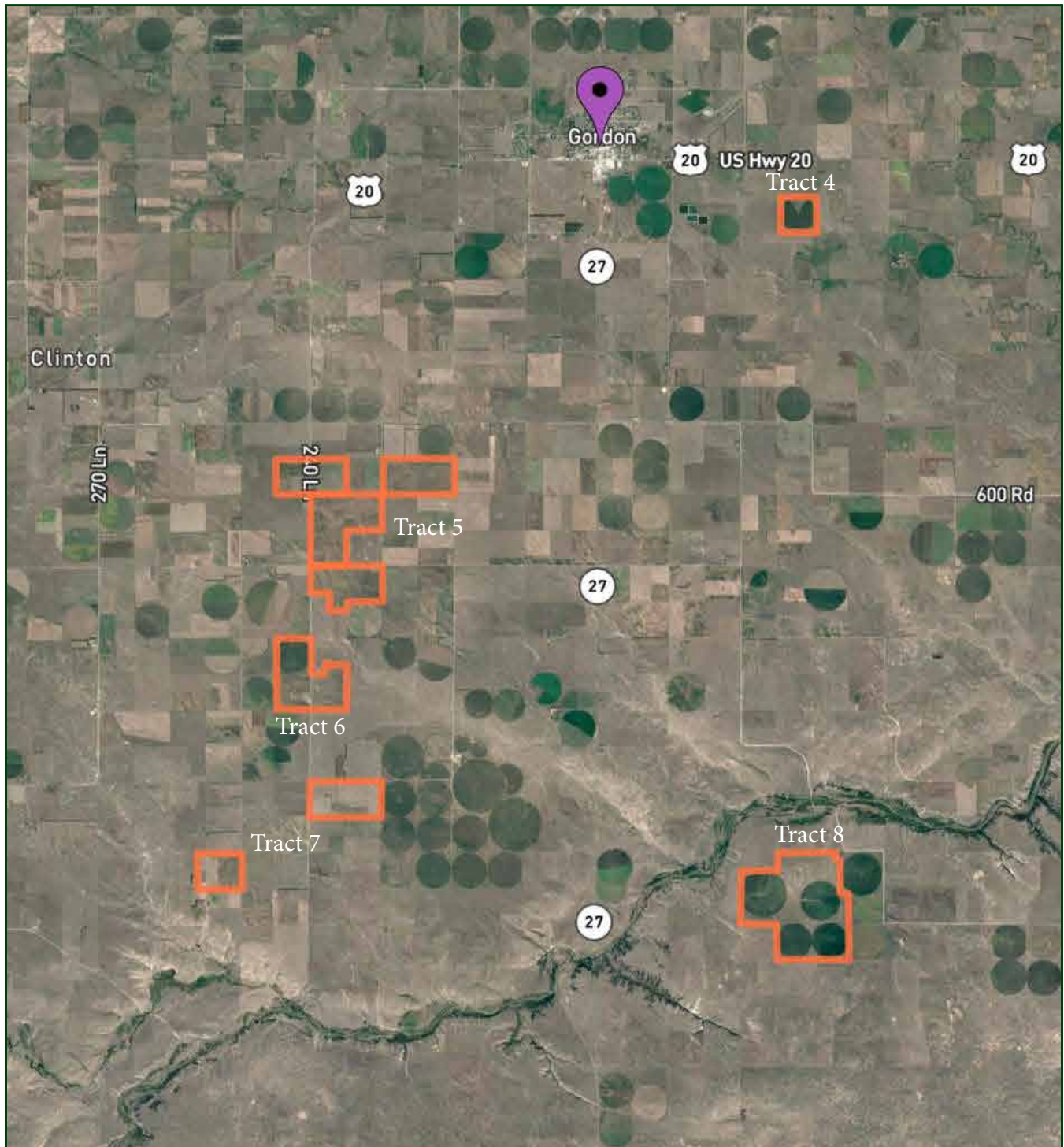
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AERIAL MAP



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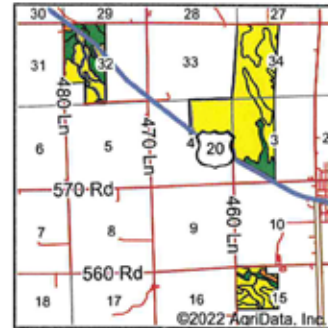
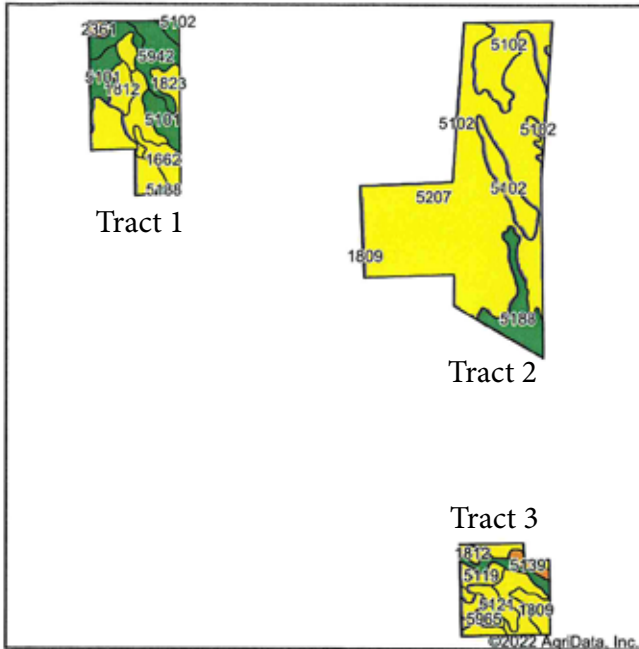
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SOILS MAP TRACTS 1, 2, 3

Soils Map



State: Nebraska
County: Sheridan
Location: 4-31N-46W
Township: Hay Springs
Acres: 1140.78
Date: 4/8/2022

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AND RECREATIONAL BROKERS

Maps Provided By:
surety
CUSTOMER ONLINE MAPPING
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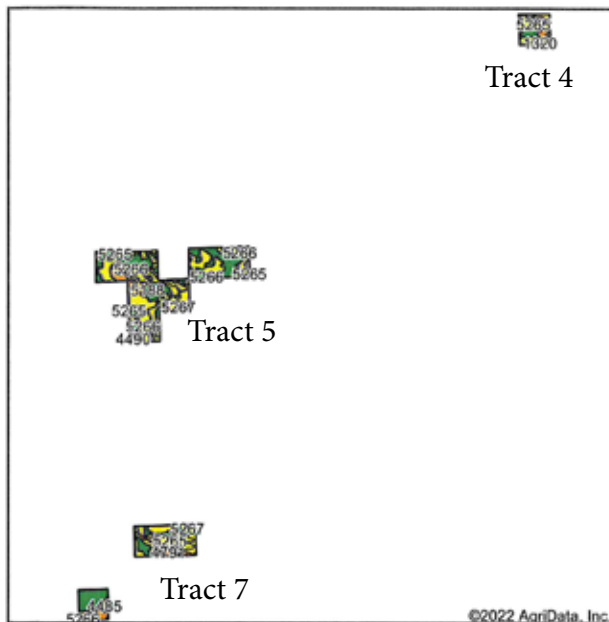
Soils data provided by USDA and NRCS.

Area Symbol: NE161, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class	SRPG	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
5207	Ogala-Canyon complex, 6 to 9 percent slopes	598.76	52.5%		> 6.5ft.	Ive	Ive	35		1		31
5102	Alliance loam, 3 to 6 percent slopes	118.49	10.4%		> 6.5ft.	Ilie	Ilie	56		1		41
5188	Keya loam, 0 to 2 percent slopes	66.75	5.9%		> 6.5ft.	Iic	Ie	63		2	45	56
5101	Alliance loam, 1 to 3 percent slopes	55.14	4.8%		> 6.5ft.	Iie	Iie	58		2		41
1809	Satanta fine sandy loam, 1 to 3 percent slopes	45.89	4.0%		> 6.5ft.	Ilie	Iie	55		2		36
5942	Duroc loam, 0 to 1 percent slopes	40.48	3.5%		> 6.5ft.	Iic	Iw	56		2		40
1823	Satanta-Canyon complex, 6 to 12 percent slopes	37.55	3.3%		> 6.5ft.	Ive	Ive	5		1		32
1812	Satanta fine sandy loam, 3 to 6 percent slopes	35.18	3.1%		> 6.5ft.	Ilie	Iie	53		2		35
5120	Busher fine sandy loam, 3 to 6 percent slopes	31.04	2.7%		> 6.5ft.	Ilie	Iie	45		1		31
1662	Lodgepole silt loam, occasionally ponded	23.01	2.0%		0ft.	IIIw	IVw	27		2		44
5100	Alliance loam, 0 to 1 percent slopes	19.53	1.7%		> 6.5ft.	Iic	Ie	59		2		42
5121	Busher fine sandy loam, 6 to 9 percent slopes	15.75	1.4%		> 6.5ft.	Ive	Ive	43		1		31
5119	Busher fine sandy loam, 0 to 3 percent slopes	15.46	1.4%		> 6.5ft.	Ilie	Iie	47		1		32
5965	Jayem fine sandy loam, 0 to 3 percent slopes	14.75	1.3%		> 6.5ft.	Ilie	Iie	45		1		34
5139	Busher-Tassel complex, 6 to 30 percent slopes	8.91	0.8%		> 6.5ft.	Vie		20				19

Boundary lines are estimates - Map for illustration only

SOILS MAP TRACTS 4, 5, 7

Soils Map



State: Nebraska
County: Sheridan
Location: 34-32N-42W
Township: West Gordon
Acres: 1767.1
Date: 4/8/2022



Area Symbol: NE161, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class	SRPG	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
5188	Kays loam, 0 to 2 percent slopes	624.27	35.3%		> 6.5ft.	IIC	Ile	63		2	45	56
5266	Tutill fine sandy loam, 3 to 6 percent slopes	457.93	25.9%		> 6.5ft.	IIle	IIle	42		1		32
5265	Tutill fine sandy loam, 0 to 3 percent slopes	327.42	18.5%		> 6.5ft.	IIle	Ile	44		1		32
5269	Tutill loamy fine sand, 3 to 9 percent slopes	71.18	4.0%		> 6.5ft.	VIe	IVe	44				29
5281	Vestal fine sandy loam, 0 to 3 percent slopes	67.26	3.8%		> 6.5ft.	IIle		50				39
4490	Dunday loamy fine sand, 3 to 9 percent slopes	47.13	2.7%		> 6.5ft.	VIe				2		24
5139	Busher-Tassel complex, 6 to 30 percent slopes	43.38	2.5%		> 6.5ft.	VIe		20				19
1320	Beckton silt loam, 0 to 2 percent slopes	29.21	1.7%		> 6.5ft.	IVs		20				19
5267	Tutill fine sandy loam, 6 to 9 percent slopes	18.65	1.1%		> 6.5ft.	IVe	IVe	40		1		31
4791	Valentine fine sand, 3 to 9 percent slopes	18.21	1.0%		> 6.5ft.	VIe	IVe	24		1		19
1546	Dalley loamy fine sand, 3 to 9 percent slopes	16.26	0.9%		> 6.5ft.	VIe		19		1		17
5965	Jayem fine sandy loam, 0 to 3 percent slopes	14.35	0.8%		> 6.5ft.	IIle	Ile	45		1		34
5967	Jayem fine sandy loam, 6 to 9 percent slopes	12.08	0.7%		> 6.5ft.	IVe	IVe	42		1		33
1662	Lodgepole silt loam, occasionally ponded	7.28	0.4%		0ft.	IIlw	IVw	27		2		44
5121	Busher fine sandy loam, 6 to 9 percent slopes	6.44	0.4%		> 6.5ft.	IVe	IVe	43		1		31
4485	Dunday loamy fine sand, 0 to 3 percent slopes	6.05	0.3%		> 6.5ft.	IVe				2		24
Weighted Average						3.62	1.82	47.6	1.2	16	28.1	*n 39.6

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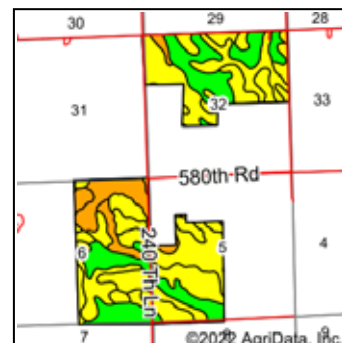
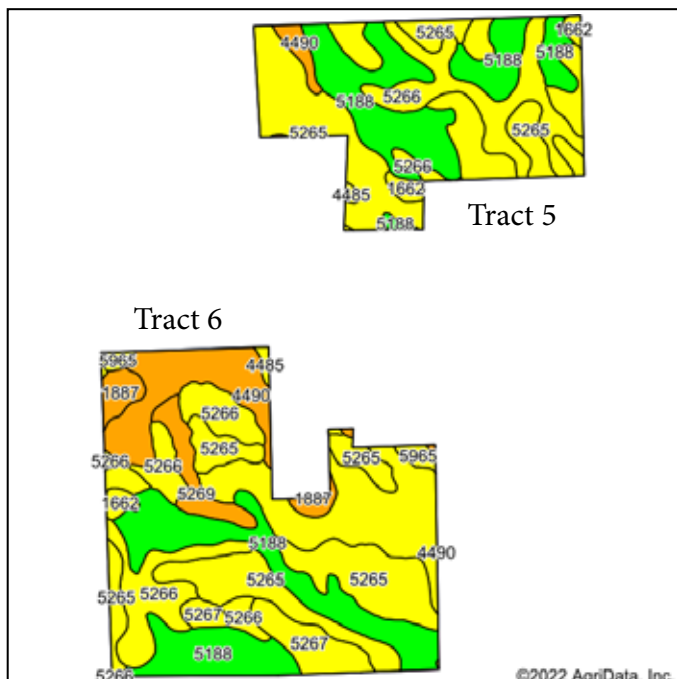
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SOILS MAP TRACTS 5 & 6

Soils Map



State: **Nebraska**
County: **Sheridan**
Location: **5-31N-42W**
Township: **West Gordon**
Acres: **868.11**
Date: **4/8/2022**

LASHLEY
LAND
AND RECREATIONAL
BROKERS

Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: NE161, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Alfalfa hay Tons	Corn Bu	Winter wheat Bu	*n NCCPI Soybeans
5265	Tuthill fine sandy loam, 0 to 3 percent slopes	252.49	29.1%		> 6.5ft.	IIIe	Ile	44	1		33	32
5266	Tuthill fine sandy loam, 3 to 6 percent slopes	244.39	28.2%		> 6.5ft.	IIIe	Ile	42	1		31	32
5188	Keya loam, 0 to 2 percent slopes	215.72	24.8%		> 6.5ft.	IIc	Ie	63	2	45	37	56
4490	Dunday loamy fine sand, 3 to 9 percent slopes	68.61	7.9%		> 6.5ft.	VIe				2		24
5267	Tuthill fine sandy loam, 6 to 9 percent slopes	32.22	3.7%		> 6.5ft.	IVe	IVe	40	1		26	31
5269	Tuthill loamy fine sand, 3 to 9 percent slopes	20.86	2.4%		> 6.5ft.	VIe	IVe	44				29
1662	Lodgepole silt loam, occasionally ponded	12.01	1.4%		0ft.	IIIw	IVw	27	2		20	44
1887	Valent fine sand, 9 to 20 percent slopes	10.07	1.2%		> 6.5ft.	VIe						16
5965	Jayem fine sandy loam, 0 to 3 percent slopes	7.33	0.8%		> 6.5ft.	IIIe	Ile	45	1		32	34
4485	Dunday loamy fine sand, 0 to 3 percent slopes	3.38	0.4%		> 6.5ft.	IVe				2		24
5281	Vetal fine sandy loam, 0 to 3 percent slopes	0.52	0.1%		> 6.5ft.	IIIe		50				39
4716	Orpha-Niobrara complex, 9 to 30 percent slopes	0.51	0.1%		> 6.5ft.	VIe		9				10
Weighted Average						3.14	1.99	43.6	1.1	11.3	29	*n 37.2

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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PROPERTY IMAGES



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PROPERTY IMAGES





THE LAND EXPERTS YOU CAN TRUST

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Randy Helms, Dodi Osburn, Bill Grant, Adam Shada, Shane Mauch,
Jake McQuillen, and Brandi Housman

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