

Irrigated Cropland with Valley Pivots & Good Road Access
TBD County Road 57
Alliance, NE 69301

\$1,375,000
289.430± Acres
Box Butte County



MORE INFO ONLINE:

greatplainslandcompany.com

Irrigated Cropland with Valley Pivots & Good Road Access

Alliance, NE / Box Butte County

SUMMARY

Address

TBD County Road 57

City, State Zip

Alliance, NE 69301

County

Box Butte County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

42.1723 / -102.8211

Acreage

289.430

Price

\$1,375,000

Property Website

<https://greatplainslandcompany.com/detail/irrigated-cropland-with-valley-pivots-good-road-access-box-butte-nebraska/95063/>



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**Irrigated Cropland with Valley Pivots & Good Road Access
Alliance, NE / Box Butte County**

PROPERTY DESCRIPTION

Scotts Bluff County, Nebraska 289.43

Here is an opportunity to purchase multiple valley irrigation pivots with good water rights and great location. This listing is a portion of a larger offering that is for sale. This listing is for property # 5 which includes 239.478+/- acres of irrigated land and 49.93+/- acres of dryland with the balance of the acreage being Roads per Box Butte County Assessor records. All of the properties are offered separately and offered together for a total of \$7,497,000 with the parcels located in Scotts Bluff & Box Butte Counties.

Offering # 5 boasts of a newer Valley Pivot and highly productive soils. Currently in 2025 corn stubble and planted winter wheat the sale is subject to tenant rights. The Irrigation well permit numbers are G-062030 & G-129317. Irrigated farms in the area routinely produce 210+ bushel corn, 100+ bushel wheat, and 45+ bushel beans. This farm sits within the Upper Niobrara White NRD Irrigation District, which is head quartered out of Chadron, NE. Contact the listing Land Professional for more information or to schedule a showing. Showings by appointment only.

Property Details:

Located Northeast of Alliance, NE

Multiple Valley Irrigation Pivots

239.478+/- Irrigated Acres

Irrigation Well Permit # G-062030 & # G-129317

Currently in 2025 Corn Stalks & Winter Wheat

Recreational Opportunities

Additional Acreage Available in the Area

County Road Frontage on Multiple Sides

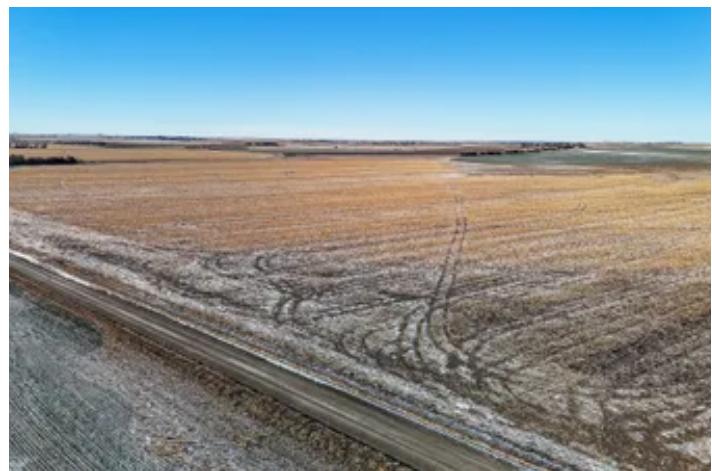
Acreage counts are believed to be accurate but have not been verified by a professional survey and were taken from the county assessor records. Crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis

When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole discretion of Great Plains Land Company.

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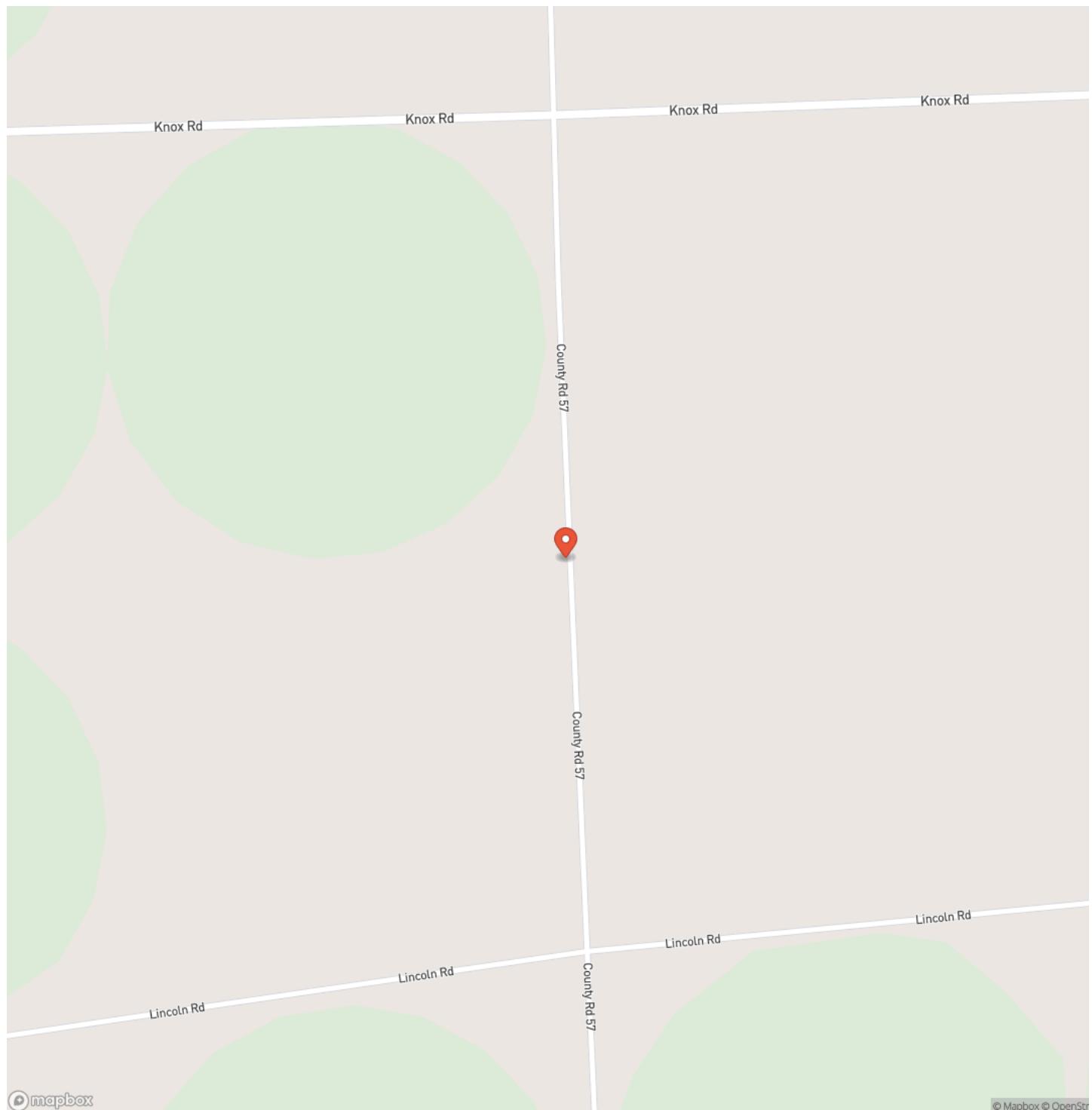
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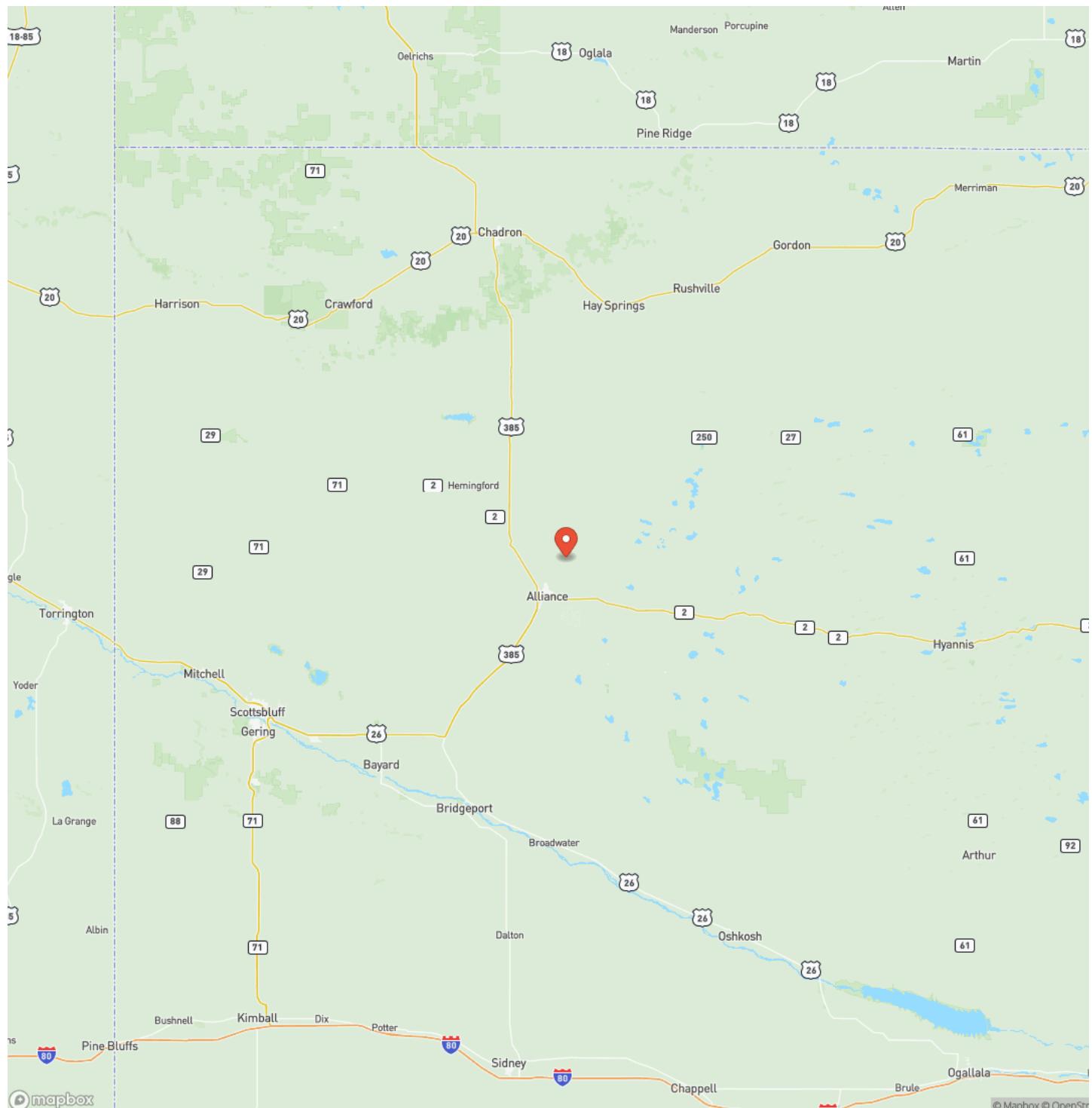
Locator Map



MORE INFO ONLINE:

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Locator Map



MORE INFO ONLINE:

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Satellite Map



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Irrigated Cropland with Valley Pivots & Good Road Access Alliance, NE / Box Butte County

LISTING REPRESENTATIVE

For more information contact:



Representative

• Daniel Hunning

Mobile

(970) 227-1230

Office

(308) 524-9320

Email

daniel@greatplains.land

Address

City / State / Zip

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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