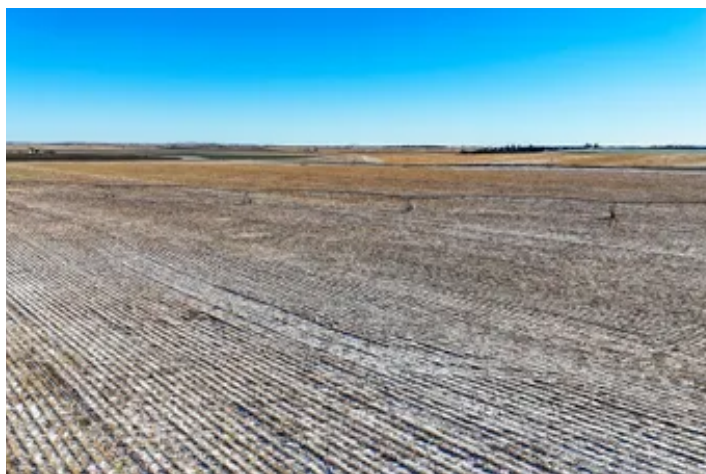
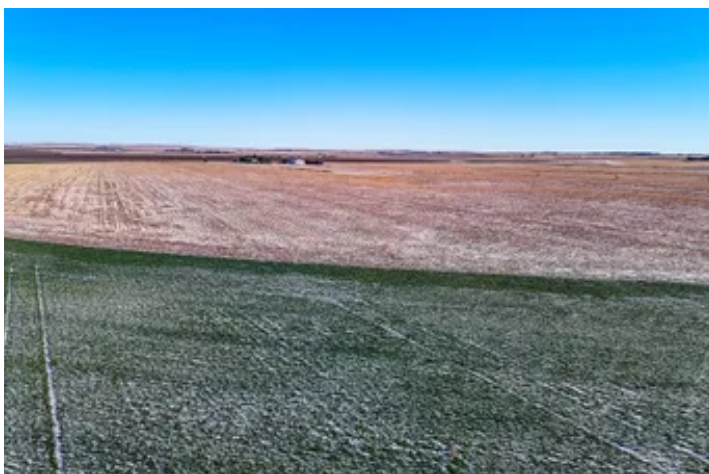


**Highly Productive Irrigated Parcel Located Close to
Alliance, NE
TBD State Highway 87
Alliance, NE 69301**

\$795,000
152.880± Acres
Box Butte County



Highly Productive Irrigated Parcel Located Close to Alliance, NE

Alliance, NE / Box Butte County

SUMMARY

Address

TBD State Highway 87

City, State Zip

Alliance, NE 69301

County

Box Butte County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

42.1357 / -102.859

Acreage

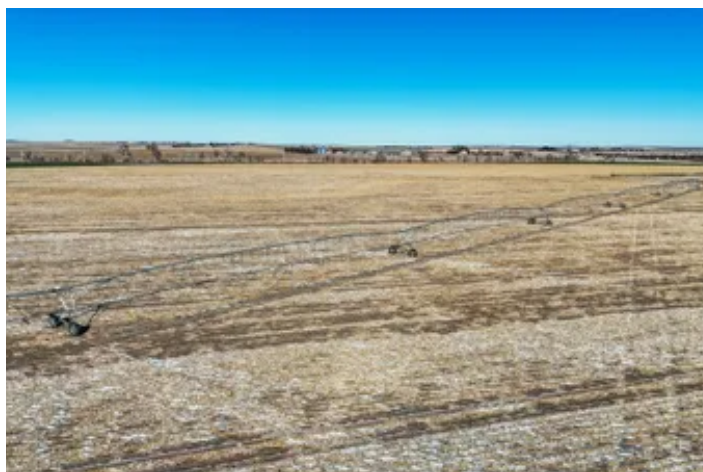
152.880

Price

\$795,000

Property Website

<https://greatplainslandcompany.com/detail/highly-productive-irrigated-parcel-located-close-to-alliance-ne-box-butte-nebraska/95059/>



Highly Productive Irrigated Parcel Located Close to Alliance, NE Alliance, NE / Box Butte County

PROPERTY DESCRIPTION

Box Butte County, Nebraska 152.88

Here is an opportunity to purchase a great irrigated parcel 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 # 4 which includes 149.81+/- acres of irrigated land 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 # 4 boasts of a newer Valley Pivot and highly productive soils. Currently the tillable acres under pivot is in 2025 corn stubble with the sale is subject to tenant rights. The irrigation well permit number is G-069246 and is 420ft deep according to permit records. 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 North of Alliance, NE

Pivot Irrigation with a Valley Pivot

149.81+/- Irrigated Acres

Irrigation Well Permit # G-069246

Recreational Opportunities

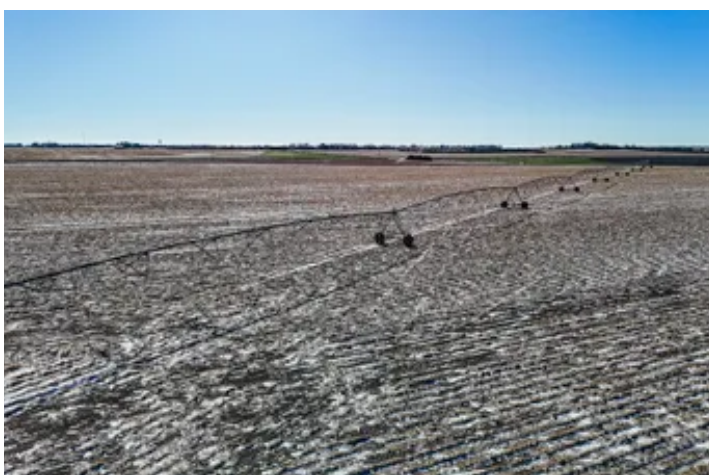
Additional Acreage Available in the Area

Paved Highway Frontage

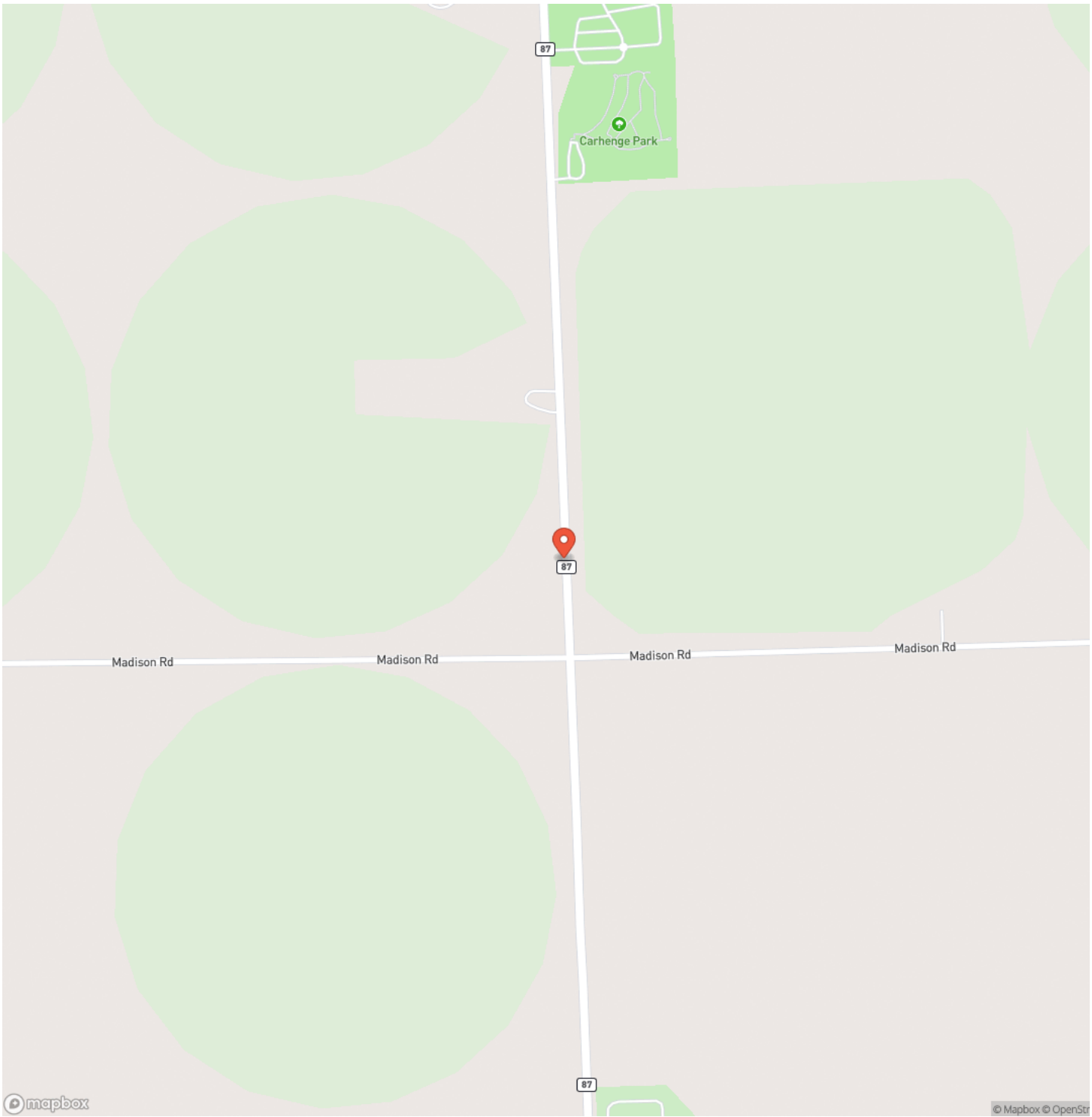
Acreage counts are believed to be accurate but have not been verified by a professional survey and were taken from the county assessor records. Crop yields can vary due to weather conditions and management practices. Potential buyers are advised to consult their experts to make their own analysis

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.

Highly Productive Irrigated Parcel Located Close to Alliance, NE
Alliance, NE / Box Butte County

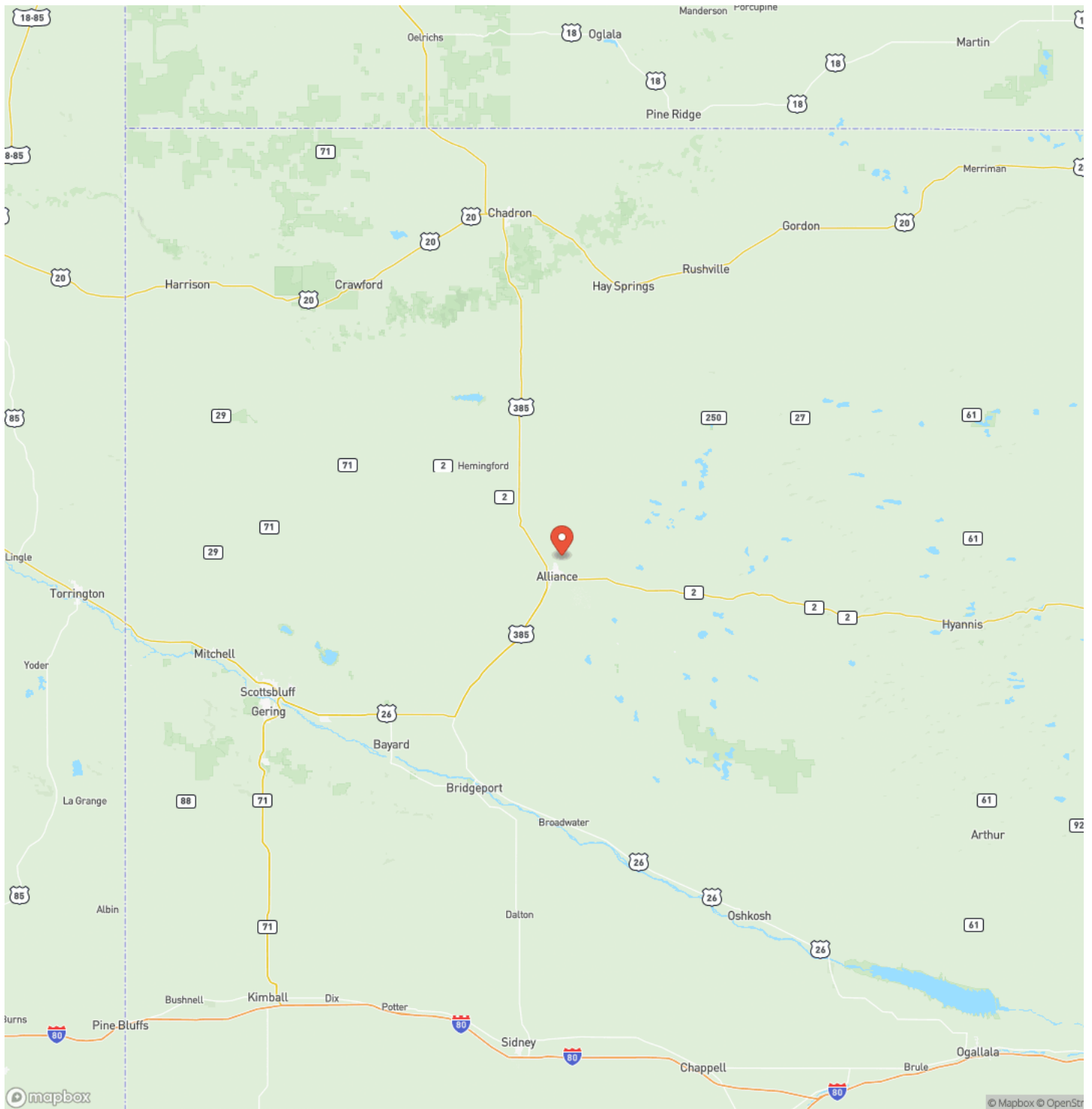


Locator Map



Highly Productive Irrigated Parcel Located Close to Alliance, NE
Alliance, NE / Box Butte County

Locator Map



Satellite Map



Highly Productive Irrigated Parcel Located Close to Alliance, NE 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

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a full page of blank, lined paper. It features approximately 20 horizontal blue or grey lines spaced evenly apart, typical of notebook paper. The lines extend across the entire width of the page, leaving small margins at the top and bottom. There are no vertical lines, text, or other markings on the page.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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