

**Irrigated Cropland (Iron Horse #3)**  
TBD County Road 83  
Alliance, NE 69301

**\$792,000**  
323.540± Acres  
Box Butte County



**Irrigated Cropland (Iron Horse #3)**  
**Alliance, NE / Box Butte County**

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**SUMMARY**

**Address**

TBD County Road 83

**City, State Zip**

Alliance, NE 69301

**County**

Box Butte County

**Type**

Farms, Hunting Land, Recreational Land

**Latitude / Longitude**

42.0419 / -103.3245

**Acreage**

323.540

**Price**

\$792,000

**Property Website**

<https://greatplainslandcompany.com/detail/irrigated-cropland-iron-horse-3-box-butte-nebraska/95055/>





## **Irrigated Cropland (Iron Horse #3)**

### **Alliance, NE / Box Butte County**

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#### **PROPERTY DESCRIPTION**

##### **Box Butte County, Nebraska 323.54**

Here is an opportunity to purchase a group of irrigated pivots water rights and great location. This listing is a portion of a larger offering that is for sale. This listing is for property # 3 which includes 265.04+/- acres of irrigated land and 52.45+/- acres of CRP Grass with the balance of the acreage being Native Grass 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 # 3 boasts of two irrigation pivots at an affordable price. Currently in wheat stubble with the possession being upon closing. The irrigation well permit numbers are G-063291, G-061672, and G-063290. Irrigated farms in the area routinely produce good yields and is only a short distance from local elevator. This farm sits within the Upper Niobrara White NRD District, which is head quartered out of Chadron, NE. As a bonus the farm offers some recreational opportunities as local wildlife filter of the sandhills to feed. Contact the listing Land Professional for more information or to schedule a showing. Showings by appointment only.

##### **Property Details:**

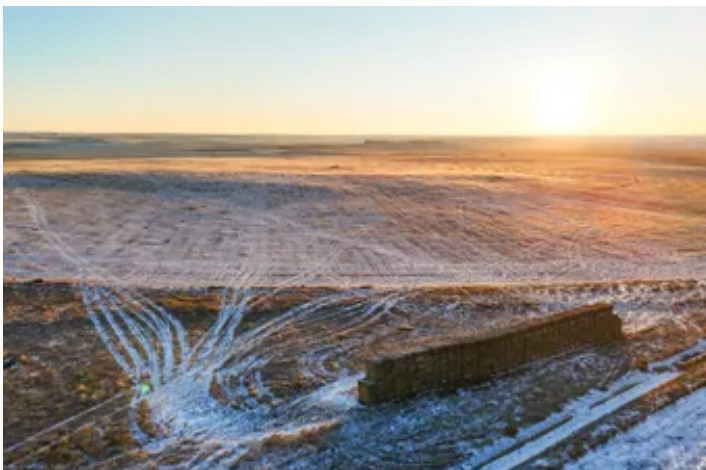
- Located West of Alliance, NE
- Multiple Pivots
- 265.04+/- Irrigated Acres
- Irrigation Permit Numbers G-063291, G-061672, & G-063290
- Majority in Wheat Stubble
- Recreational Opportunities
- Additional Irrigated Parcels Available

\*\*\*Acreage counts are believed to be accurate but have not been verified by a professional survey and were taken from the county assessor's 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\*\*\*

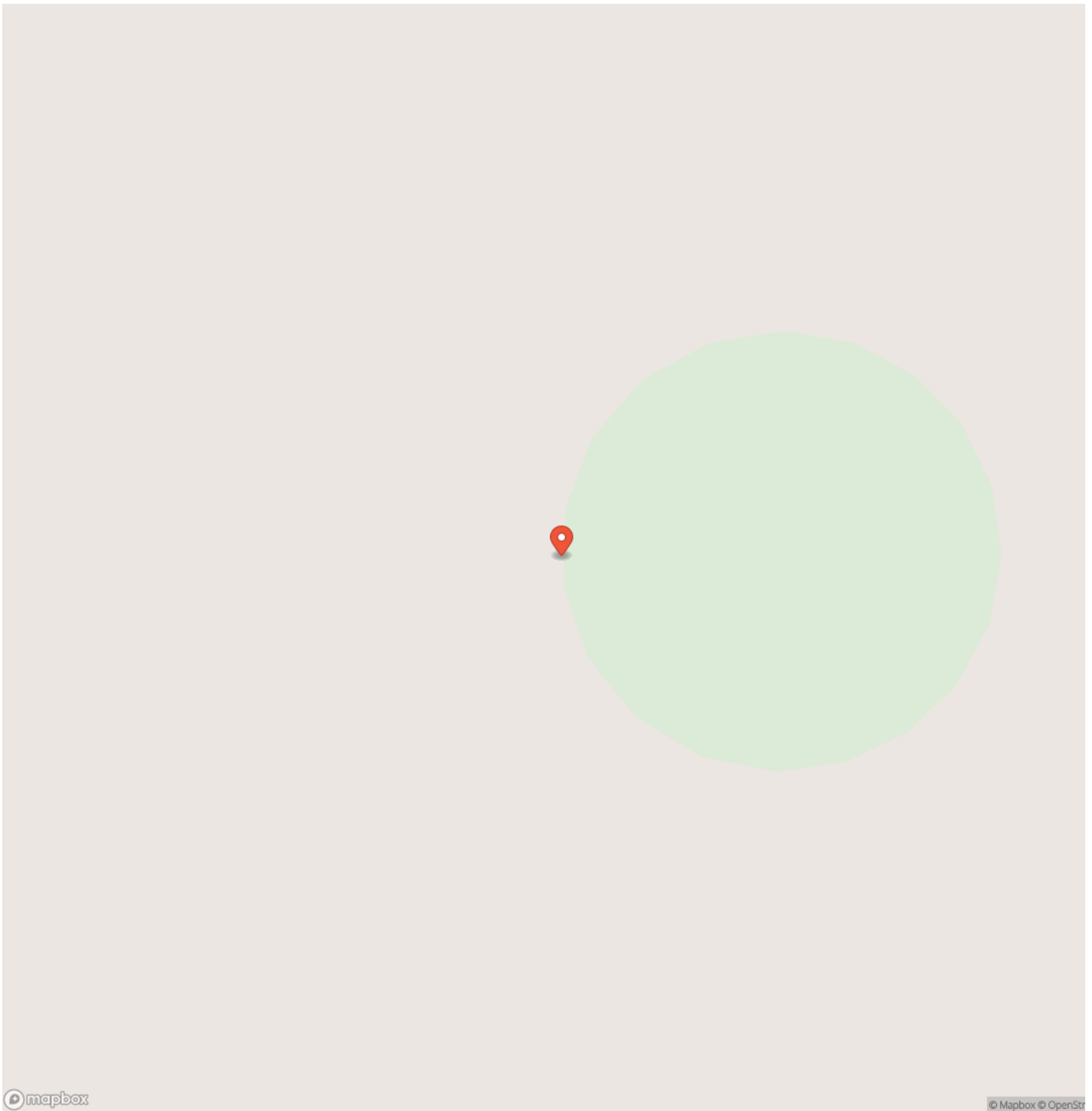
*When purchasing a property listed by Great Plains Land Company, a Buyer's Broker, if applicable, must be identified on first contact and present at the initial showing of the property to participate in a real estate commission. If these conditions are not met, compensation if any will be at the sole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

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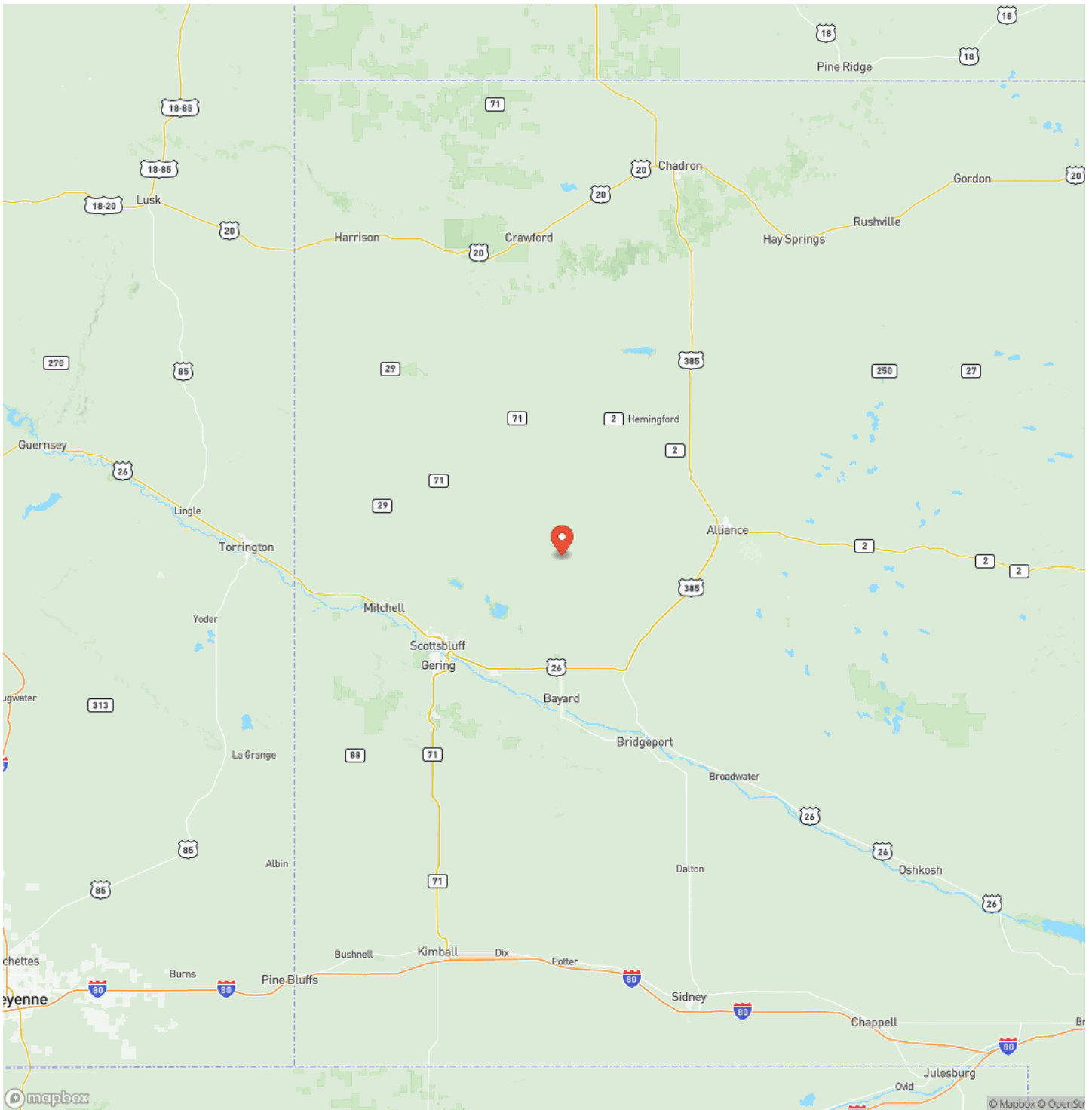
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## Locator Map



## Locator Map





## Satellite Map



### **Irrigated Cropland (Iron Horse #3) 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

[illegible]



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.

## **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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