



136.85
ACRES M/L



CUSTER COUNTY, NE

IRRIGATED CROPLAND WITH EQUIPMENT SHED

FOR SALE

Listing #19213

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 **PEOPLES**
COMPANY
INTEGRATED LAND SOLUTIONS

Property Details

Peoples Company is pleased to present 136.85+/- acres of highly productive, irrigated farmland with a building site, pasture, and creek located in central Custer County, Nebraska directly west of Callaway. This property features approximately 120.49+/- certified irrigated acres within the Lower Loup NRD. High quality, majority soil types include Class II Ovina loam and Anselmo fine sandy loam with an overall NCCPI rating of 48.8. The topography is rolling and well drained. Access is from Sand Valley Road along the north property line. The building site includes a 10,000 bushel bin with a drying floor, and a 1,700 sf equipment shed with submersible pump.

The pivot irrigated field is located in the southeast corner of the property with gravity irrigated fields lying to the north and southwest. Grassed areas with mature trees surround Sand Creek which runs through the center of the property providing scenic views and grazing opportunities. The 1982 T&L pivot features five towers, a new sprinkler package (2022), and an Isuzu diesel engine installed in 2022 with 1,381 hours. The system includes a 500-gallon fuel tank, Randolph gearhead, and a Western Land Roller pump. There are 120 joints of 8-inch pipe for gravity irrigation. This well is supported by a 25 HP US motor, Sargent pump and AB panel.

This property is well suited for both operators and investors, offering established agricultural productivity combined with close proximity to Callaway and Seven Valleys Grain Co. Kearney is about 64 miles to the southeast. The farm is situated in a region supported by a strong local agricultural market. This area receives approximately 16 inches of rain annually. According to the FSA, the property includes 116.49 acres of certified cropland and 16.47 pasture acres. The wheat base totals 116.3 acres with a 175 PLC yield.

Well Information:

#G-043943: Completed 1967; 650 GPM; 18 ft static level; 29 ft pumping level; 7-inch column; 140 ft depth.

#G-068263: Completed 1982; 700 GPM; 19 ft static level; 40 ft pumping level; 7-inch column; 160 ft depth.

Disclaimers: The property is subject to the 2026 lease in place.

The farm has been held and well cared for by the Kolzow family. Opportunities to acquire property of this caliber and location are rare.

Regional Map



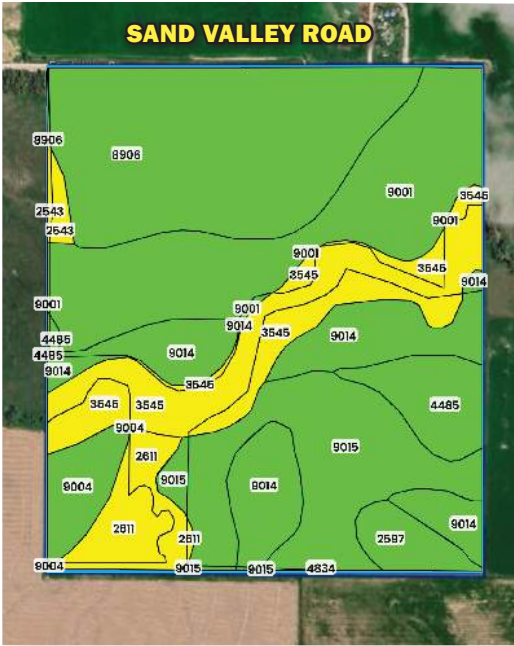
Directions

From Callaway, NE, travel west on West Kimball Street towards Sand Valley Road. Travel 0.5 mile west on Sand Valley Road. Access road to the building site on the south side of the road.

Tillable Soils

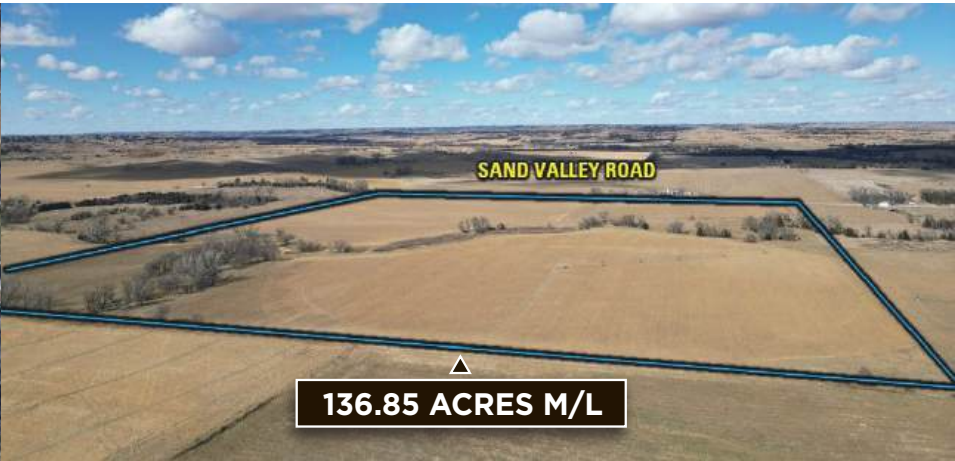
CODE		DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
8906	■	Ovina loam	32.36	23.90%	61
9001	■	Anselmo fine sandy loam,	25.47	18.81%	42
9015	■	Anselmo very fine sandy loam,	19.11	14.11%	56
9014	■	Anselmo very fine sandy loam,	18.98	14.02%	56
3545	■	Hobbs silt loam	18.27	13.49%	35
2611	■	Hersh-Valentine complex	6.51	4.81%	27
4485	■	Dunday loamy fine sand	5.95	4.39%	36
9004	■	Anselmo fine sandy loam	4.25	3.14%	42
2597	■	Hersh fine sandy loam	3.31	2.44%	48
2543	■	Coly silt loam	1.13	0.83%	53
4834	■	Valentine loamy fine sand, rolling	0.06	0.04%	27
Average:				48.8	

Map



Custer County, NE 68825

Aerial Map





800 W. Benjamin Avenue, Suite B
Norfolk, NE 68701



PeoplesCompany.com
Listing #19213



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!



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