

SALE FACILITIES:

Included in Tract 1 is a truly exceptional sale facility well designed with a large seating area, auctioneer platform, ring scale, restaurant with full kitchen, restrooms. This will be one of the nicest locations anywhere for a production sale.



RODEO ARENA:

Included in Tract 1, located just west of the Sale Facility is a well fenced well designed rodeo arena with chutes and gates.



PRICE & TERMS:

TOTAL PRICE FOR ALL TRACTS: \$2,786,118

Lincoln County Nebraska Farm and Ranch Operation



LINCOLN COUNTY, NEBRASKA - FARM & RANCH OPERATION

1,676 TOTAL ACRES MORE OR LESS

Exceptional Opportunity to purchase a high quality combination farm and ranch operation. This is the kind of operation that rarely comes on the market with an abundance of underground water located on the Ogallala aquifer. This property has exceptional location for both farming and ranching. The property is extremely well located with main highway frontage on highway 23 and less than thirty miles of North Platte, a regional market center with good shopping, educational opportunities and a regional airport. This is a great location and facilities for production sales and access to great markets.



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FOR MORE INFORMATION PLEASE CONTACT **AG NAVIGATOR REAL ESTATE:**
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LAND:

The land is offered in four separate tracts and will be sold individually or as one unit. Detailed information regarding, legal descriptions, soils, topography, water certifications, USDA Farm Service Agency information and real estate taxes is available by request. A survey of the property will be completed prior to closing and the sales prices will be determined as the price per acre multiplied by the number of acres per the survey.

TRACT 1:

Located just west of the intersection of highway 23 and Somerset Road in Lincoln, County Nebraska with property located in Sections 17, 19 and 20 Township 10 range 31. This property includes approximately 1,274 total acres. Including 1,190 acres of well fenced good pastureland and a very well designed and maintained feedlot on approximately 59 acres and approximately 25 acres of non-irrigated farmland. Tract one also includes a 999 head cattle feed yard, a hunting lodge, office building, near new 70' scale, rodeo arena and exceptional sale facility. Offered as one unit.

PASTURE PRICE PER ACRE: \$699

FARMLAND PRICE PER ACRE: \$2,000

FEEDLOT, BUILDINGS, SCALE, OFFICE: \$250,000

TOTAL PRICE TRACT ONE: \$1,131,810



TRACT 2:

Located approximately one mile south of the feed yard and office, part of section 29 Township 10 Range 31 Lincoln, County Nebraska. This is an exceptionally high producing piece of rangeland including good fences and 1.5 hp submersible well and a windmill consisting of 129 acres more or less.

PRICE PER ACRE: \$898

TOTAL PRICE: \$115,842



TRACT 3:

Located approximately one mile west and 1/2 mile north of the feed yard and office, part of section 7 Township 10 Range 31 Lincoln, County Nebraska. This is an exceptional quality pivot irrigated farm with approximately 142 total acres. Including 125 acres under center pivot irrigation and 17 acres of exceptional hunting land and windbreaks. This farm has been a top producer in the area consisting of good soils and good water providing the owner good returns. The center Pivot is a Valley with a Cummins diesel power unit.

PRICE PER ACRE IRRIGATED ACRES: \$5,950

PRICE PER ACRE HUNTING AND RANGELAND: \$898

TOTAL PRICE: \$759,016



TRACT 4:

Located approximately 1/2 mile north and 1/2 mile east of Tract 3 includes approximately 131 acres of pivot irrigated farmland. This farm has good production and good returns for the owner. This farm is irrigated by a Rainmaker center pivot system which has recently been updated with Valley control systems and control boxes and is powered by an Isuzu diesel power unit.

PRICE PER ACRE: \$5,950

TOTAL PRICE: \$779,450



FEEDLOT:

Included in Tract 1. Well designed feedlot for 999 head with good fences and cement waterers, 4 submersible wells two 5hp wells, one 1 hp well and one 3hp well. Exceptional cement fence line bunks and very thick asphalt paved feed truck roads. Working facilities are well designed with sloping concrete, hydraulic working chute all inside a well maintained metal building.



OFFICE:

Included in Tract 1, Adjacent to the cattle working facility includes several offices and overlooks a near new 70' scale.



HUNTING LODGE:

Included in Tract 1 is a rustic hunting lodge that sleeps 10 and provides great additional income to the operation.

