



## HERSHEY DICKENS PIVOT AND RANGE



An great farm and rangeland combo unit with 480± acres located South of Hershey, NE.

JORDAN MAASSEN

Sales Associate

Cell Phone: 308-530-8463

Email: [Jordan@lashleyland.com](mailto:Jordan@lashleyland.com)

# PROPERTY HIGHLIGHTS

**List Price** **\$1,000,000**

**Location** 14.5 miles South of Hershey, Nebraska on Hershey-Dickens Road.

## Legal Description

E1/2 & SW1/4 Section 8- Township 11- Range 32 west of the 6th P.M. Lincoln County, Nebraska.

<b>Acres</b>	Grass:	330.49±
	Dry:	6.53±
	Irrigated:	139.05±
	Roads:	3.93±
	<b>Total:</b>	<b>480±</b>

**Certified Irrigated Acres = 141.181**

**Taxes - Estimated** **\$9,099.24**

## Property Summary

Located South of Hershey, Nebraska, along paved Hershey-Dickens Road, this property features a gently rolling, pivot irrigated, farm and native sandhills rangeland. The Northeast quarter of grass and part of the Southeast quarter is completely fenced out from the pivot land and includes a newer solar submersible well. There is also a submersible well located near the pivot point for easy access to water for corn stalk grazing. There is a 3rd submersible that is near the tree shelterbelt in the Northwest corner for an additional water spot. The mature shelterbelt in the Northwest corner can provide excellent winter protection for livestock.

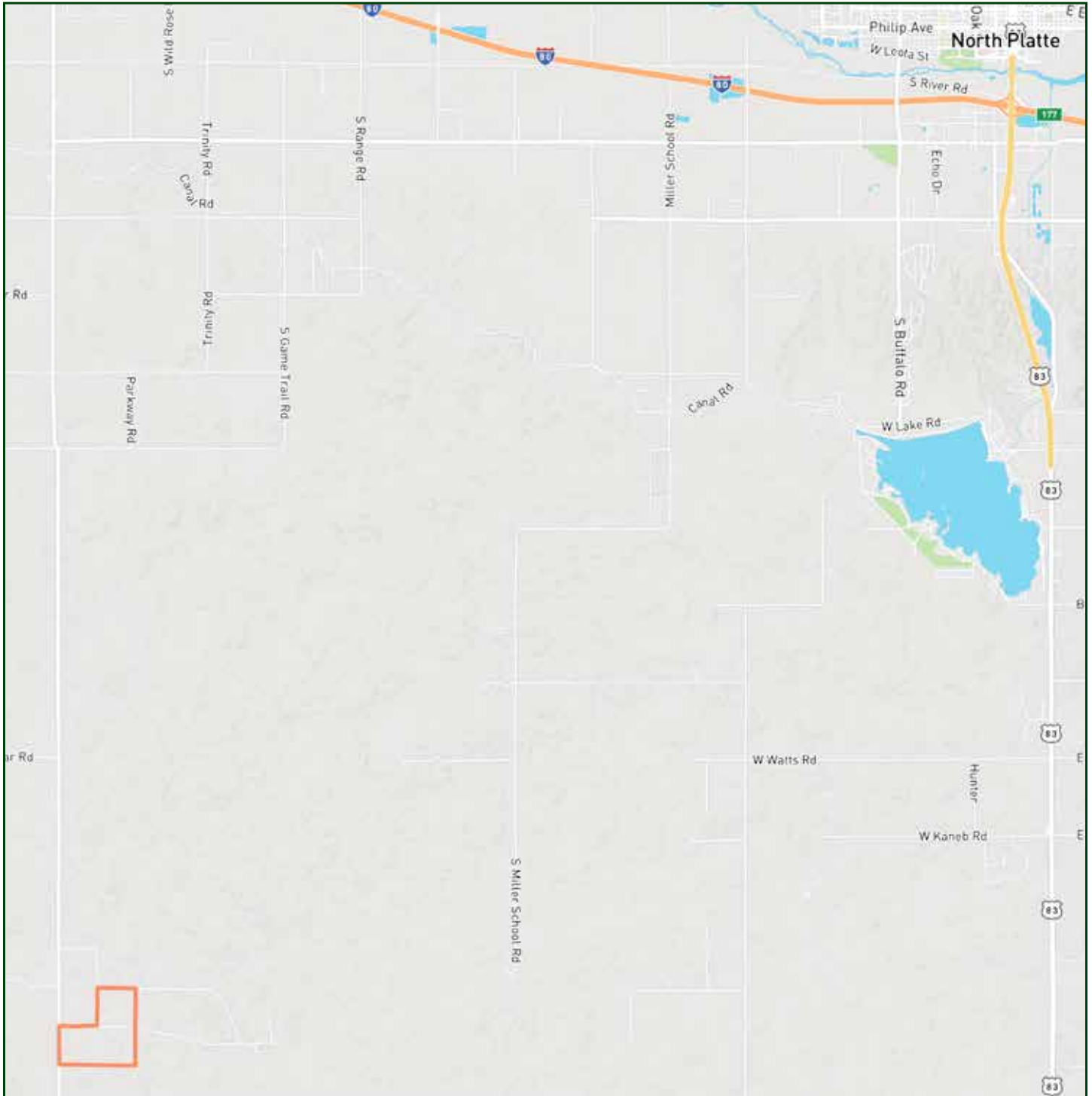
The pivot irrigated land consists of an 8 tower T&L pivot and 100hp electric motor with submersible pump. There is 141.181 certified irrigated acres in the Twin Platte NRD. The pivot land is made up of Valent sand soils. There are also several good feedlots in the area!

Don't miss out on this opportunity to own a well located 480 acres of Lincoln County Nebraska Real Estate.

All information herein is from sources deemed reliable, however the accuracy is not guaranteed by Lashley Land and Recreational Brokers, Inc., seller or agent. Offering is subject to error, omissions, prior sale, price change or withdrawal without notice.

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Cell Phone: 308-530-8463  
Email: [jordan@lashleyland.com](mailto:jordan@lashleyland.com)

# LOCATION MAP



Boundary lines are estimates - Map for illustration only

# AERIAL MAP



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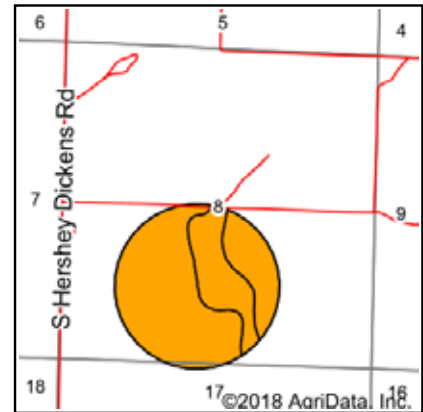
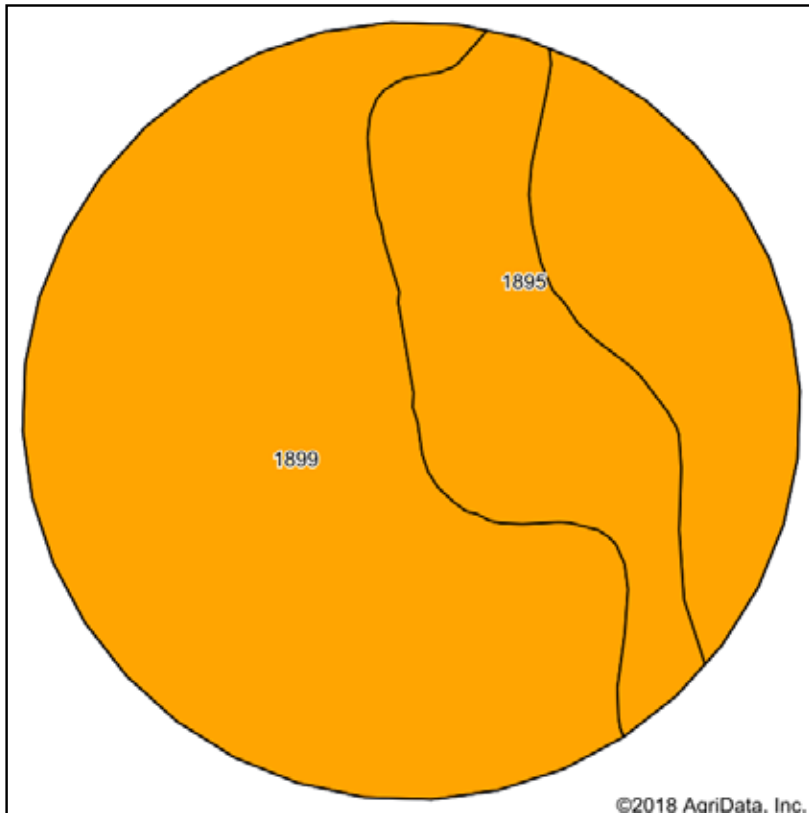
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# SOIL MAP

## Soils Map



State: **Nebraska**  
 County: **Lincoln**  
 Location: **8-11N-32W**  
 Township: **Hershey**  
 Acres: **139.05**  
 Date: **1/7/2019**



Soils data provided by USDA and NRCS.

Area Symbol: NE111, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans
1899	Valent sand, rolling	109.05	78.4%		Vle	IVe	13	7
1895	Valent loamy sand, 0 to 3 percent slopes	30.00	21.6%		Vle	IVe		14
<b>Weighted Average</b>							<b>10.2</b>	<b>*n 8.5</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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# PROPERTY IMAGES



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## THE LAND EXPERTS YOU CAN TRUST

### Contact Information

Office: 308-532-9300

Fax: 308-532-1854

Email: [info@lashleyland.com](mailto:info@lashleyland.com)

Website: [LashleyLand.com](http://LashleyLand.com)

### Mike Lashley, Owner|Broker

Scott Saults, Skip Marland, Jordan Maassen, April Good,  
Mahaila Botts, Steve Farris, Don Hampton, Jon Farley,  
Bryan North, Tami Timmerman-Lashley, Liz Skov and Amy Johnston

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[Facebook.com/LashleyLand](https://www.facebook.com/LashleyLand)

2218 E. Walker Road • North Platte, NE 69101

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