



NORTH BAYARD FARM ACREAGE



A country acreage sitting on 61± acres of irrigated farm land.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$335,000**

Location

6 miles North of Bayard on Road 75, then 1/2 mile East on Road 118

Legal Description

SW1/4SE 1/4, S1/2NW1/4SE1/4 Section 16- Township 22- Range 52 West of 6th P.M. Morrill County, Nebraska

Acres

Irrigated:	44.6±
Grass/Creek Bottom:	14.04±
Site:	2±
Roads:	.63±
Total:	61.27±

Buyers and Sellers acknowledge all represented acres are based on the County Assessor's records. Buyers acknowledge that they are purchasing a legal description, and acknowledge that fences may or may not be on the property lines.

Taxes - Estimated **\$2,325.02**

Well Info

2021 Pathfinder Irrigation District Acres and Fees:

\$31/acre x 54 = \$1,674

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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Property Summary

Here's your chance to purchase an acreage North of Bayard, Nebraska. Located just 1/2 mile off of paved road, this home sits on 61.27 taxed assessed acres. The farmland is irrigated with water from the Farmers Irrigation District. There is a seasonal creek that runs along the West side of the property that provides excellent habitat for wildlife. There is plenty of space to build your own corrals or put up a nice metal building or cattle shed. This property has tremendous views of the North Platte Valley including distant view of the famous Chimney Rock.

The home is selling in as-is condition but has tremendous potential and would make for a nice home. There have been several updates that have been done in the past 10 years including a new roof and septic system. Greeting you through the front door is a nice open living room with a fireplace and large picture window to the South. There is a large basement room under the South portion of the house that lends itself to several potential opportunities. The main level opens up into the kitchen area with a semi open concept to the main living room. Down the hall you will find the main bedroom, bathroom, laundry room, and stairs for the basement area under the original portion of the home.



LOCATION MAP



Boundary lines are estimates - Map for illustration only

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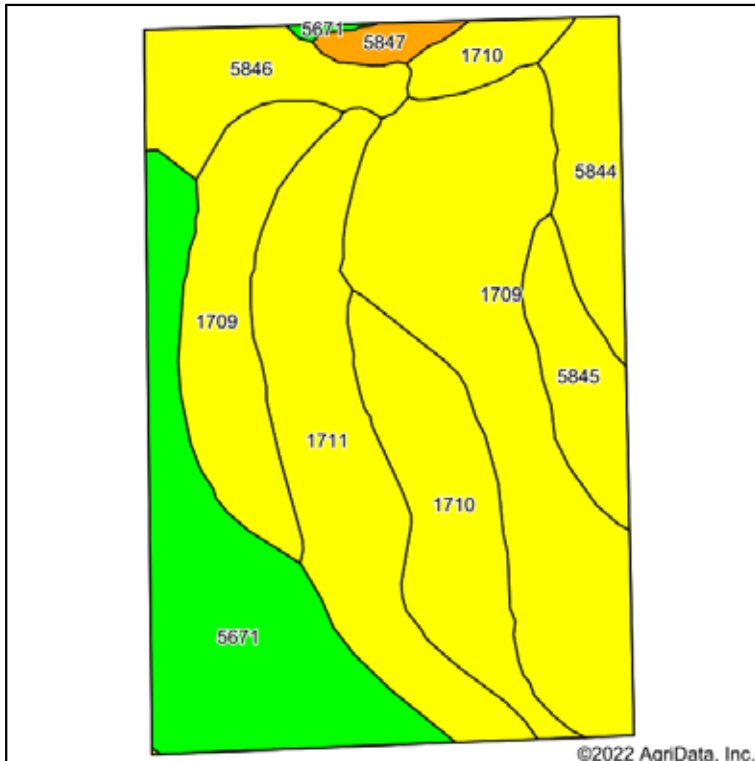
AERIAL MAP



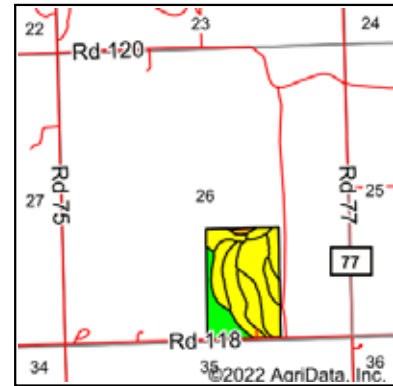
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SOILS MAP

Soils Map



Soils data provided by USDA and NRCS.



State: **Nebraska**
 County: **Morrill**
 Location: **26-22N-52W**
 Township: **East Bayard**
 Acres: **62.96**
 Date: **4/25/2022**



Area Symbol: NE123, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Winter wheat Bu	*n NCCPI Soybeans
1709	Otero very fine sandy loam, 0 to 3 percent slopes	21.56	34.2%		> 6.5ft.	IIIe	IIIe	43	36	37
5671	Yockey silt loam, occasionally flooded	11.23	17.8%		2.2ft.	IIw	IIw	41	39	28
1711	Otero very fine sandy loam, 6 to 9 percent slopes	10.38	16.5%		> 6.5ft.	IVe	IVe	40	27	36
1710	Otero very fine sandy loam, 3 to 6 percent slopes	8.20	13.0%		> 6.5ft.	IVe	IIIe	42	29	36
5846	Mitchell very fine sandy loam, 6 to 9 percent slopes	3.99	6.3%		> 6.5ft.	IVe	IVe	43	26	43
5844	Mitchell very fine sandy loam, 1 to 3 percent slopes	3.61	5.7%		> 6.5ft.	IIIe	IIe	48	36	44
5845	Mitchell very fine sandy loam, 3 to 6 percent slopes	3.19	5.1%		> 6.5ft.	IIIe	IIIe	46	32	44
5847	Mitchell very fine sandy loam, 9 to 20 percent slopes	0.80	1.3%		> 6.5ft.	VIe		37		38
Weighted Average						3.22	2.61	42.4	32.8	*n 36.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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PROPERTY IMAGES

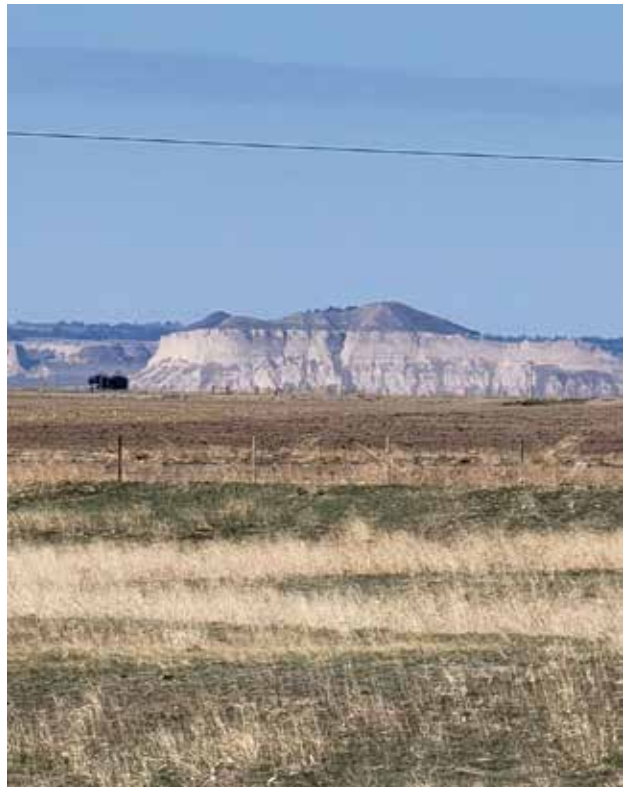


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THE LAND EXPERTS YOU CAN TRUST

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