



LEWELLEN BLUE CREEK FARM, GRASS, AND ACREAGE



A mixed-use property with 280± acres located along Blue Creek.

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PROPERTY HIGHLIGHTS

List Price

\$2,200,000

\$1,875,000

Location

2 miles NW of Lewellen, Nebraska or 1 mile West of Lewellen on HWY 92/96, then 1 miles North on Rd 197

Legal Description

N1/2SE1/4; S1/2NE1/4-SE1/4NW1/4;N1/2NE1/4 Section 18- Township 16- Range 42 W of the 6th P.M. Garden County, Nebraska. Address: 5052 Rd 197 Lewellen, NE 69147

Acres

Irrigated: 172.95±

Grass: 101.8±

Site: 3±

Roads: 3±

280.83 ± Acres

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

\$4,723.32

Income Potential

26.22 acres CREP @ \$219/acre= \$5,742

120.11 acres Pivot Irrigated @ \$250/acre =\$30,027.50

14.57 acres Drycrop @ \$50/acre= \$728.50

Total Farmland Income= \$36,498

Farm is Leased for the 2023 growing season at the above rates and acres.

Approximately 113 Grass acres @ \$25/acre =\$2,825

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Improvements/Outbuildings

1983 Home 4 Bedroom 2 Bathroom. 1,456 main level sq ft, 1,456 basement sq ft. 728 sqft attached garage.

Arch Rib Quonset approximately 30x70.

Barn 34x36 approximately.

Lean-to Shed

Chicken Coop

IRRIGATION EQUIPMENT:

Wiper Pivot: Late 80's model 8 tower Zimmatic

Full Circle Pivot: Lockwood

Both Pivots have new Zimmatic Control panels installed in 2022.

Irrigation Well:

60 H.P. Amarillo Irrigation pump powered by a Deutz Diesel Engine.

Surface water runs through underground pipeline to both pivot points as well as the well water that flows through underground to both pivot points.

Access to the surface water comes from the newly installed pipeline that runs across the North and East part of the full circle pivot. This was installed recently as a part of the Hooper Canal improvement project.

FSA Info

171.8 CIA's North Platte NRD

Irrigation is subject to the rules and regulations of the North Platte Natural Resources District

FSA Corn Base= 121.55 acres PLC Yield 144.

PROPERTY HIGHLIGHTS

Well Info

Registration Number G-072992
Status Active Registered Well
Use Description Irrigation
NRD North Platte
County Garden
Location SENE S18-T16-R42West
NRD Permit
Acres 172
Series Type Single Project
Pump Rate 2000.00
Pump Column Diameter 11.00
Pump Depth
Total Depth 165
Static Water Level 22
Pumping Water Level 45

Registration Date 9/6/1990
Completion Date 7/13/1990

<https://nednr.nebraska.gov/Dynamic/Wells/Wells/WellDetails?WellId=8118>

Property Summary

Looking for the perfect mixed use property? Lewellen Blue Creek Farm, Grass and Acreage has it all. Pivot irrigated farmland, Blue Creek frontage, and a well protected home site with barns and covered machine shed. This is a prime opportunity that is located just a few miles from Lewellen, Nebraska. It's not very often that you find an opportunity like this one that has a well laid out farm site with quality pivot irrigated ground and year round flowing Blue Creek located just steps out the back door. Just imagine the peace you can find while sitting next to the flowing water near a bonfire! The best part is you don't need to leave home to find it!

The property has a total of 280.83 tax assessed acres with approximately 121 under pivot irrigation. The pivot soils consist of mostly Class II Bayard fine sandy loam. The farm has averaged over 225 bushel per acre the past 3 years after the flood irrigated was converted to pivot irrigated. The irrigated and dryland farm ground are leased out for the 2023 growing season. There are 26.22 acres that are enrolled in CREP through 2032. This CRP/CREP programs pays \$219/acre. The balance of the property is grass, drycrop and creek bottom.

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Blue Creek runs through the Western part of the property for approximately 3/4s of a mile. Blue Creek flows year round which gives way to many recreational opportunities. There is a crossing that allows for access to the grass on the West side. Ample wildlife opportunities can be found on the property including wild turkey, deer, and waterfowl. Garden County is known for its world class waterfowl hunting and with this property being located in the North Platte River valley, the opportunity is there for excellent goose hunting on the irrigated farm land. (*The current tenant owns the goose pit on the property but it could potentially be for sale in a separate transaction.*)

The homestead consists of a 4 bedroom (the two basement bedrooms are non- conforming) 2 bathroom 1,456 sqft bi-level home with a full basement that is mostly finished. There is an attached 2 car garage with access to the basement. There is also an attached sun room on the South side of the house that serves as the front porch entryway. The main level consists of 2 bedrooms and 1 bathroom. The semi open-concept living room and kitchen make for the perfect place to entertain friends and family. There is a large picture window in the living room that allows for a panoramic view of the North Platte Valley to the South. When entering the basement area you will find a large family room equipped with a wood burning stove that is perfect for the cold winter months. There is 1 bathroom with a shower, the utility room, 2 non-conforming bedrooms, and a small office/storage area with access to the garage. The utility room consists of washer/dryer hookups, water heater, water softener, pressure tank and an American Standard EnviroWise Geothermal System for heating and cooling.

Around the building site you will find a large metal quonset with overhead door, metal sided horse barn with stalls, lean-to shed, and older shed that would make for a perfect chicken coop. One note about the homestead is that all of the electrical is ran underground so you don't have to worry about snagging overhead lines.

There is plenty to do in the Lewellen area. (<https://visitnebraska.com/lewellen>)

Located just a few miles from the property you will find the famous Lake McConaughy (<https://ilovelakemac.com/>) and Clear Creek State Waterfowl Management area. Oshkosh is located just 12 miles up the highway from Lewellen where you will find K-12 school (<https://www.gardencountyschools.org/>), gas, grocery, Regional West County Hospital, and local shops/restaurants. Oshkosh has a small airport that can accommodate most private aircraft and if you're looking for a more regional airport you can find Searle Field in Ogallala just 30 miles from Lewellen. (http://www.ogallala-ne.gov/city_services/airport/index.php).

LOCATION MAP



Boundary lines are estimates - Map for illustration only

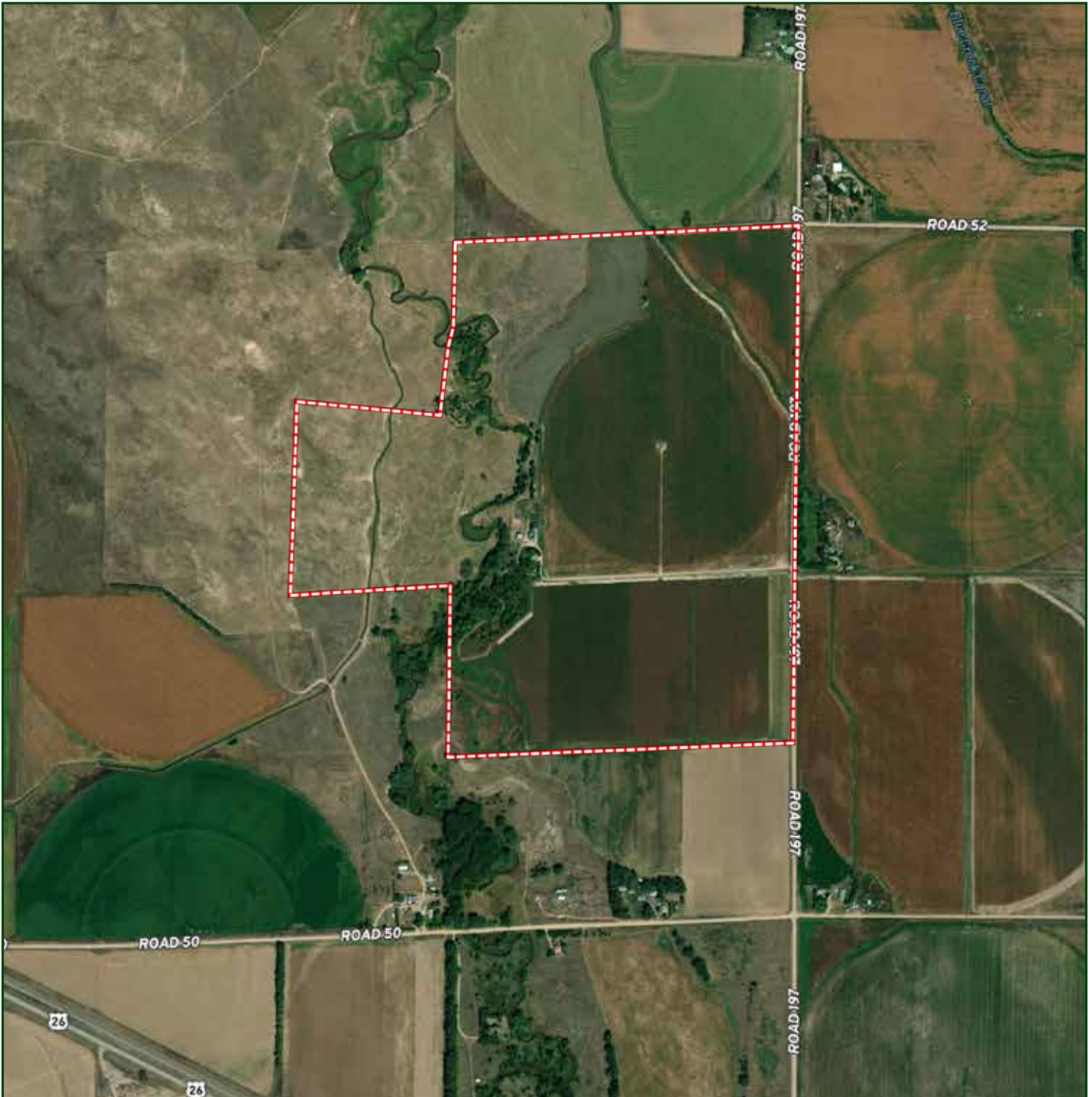
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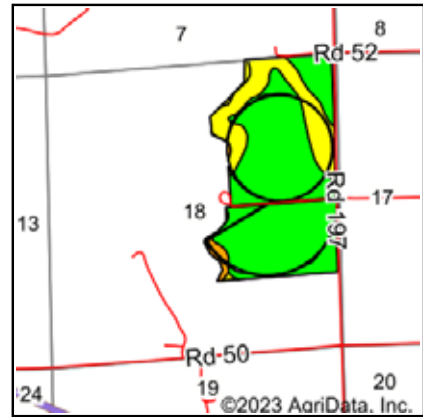
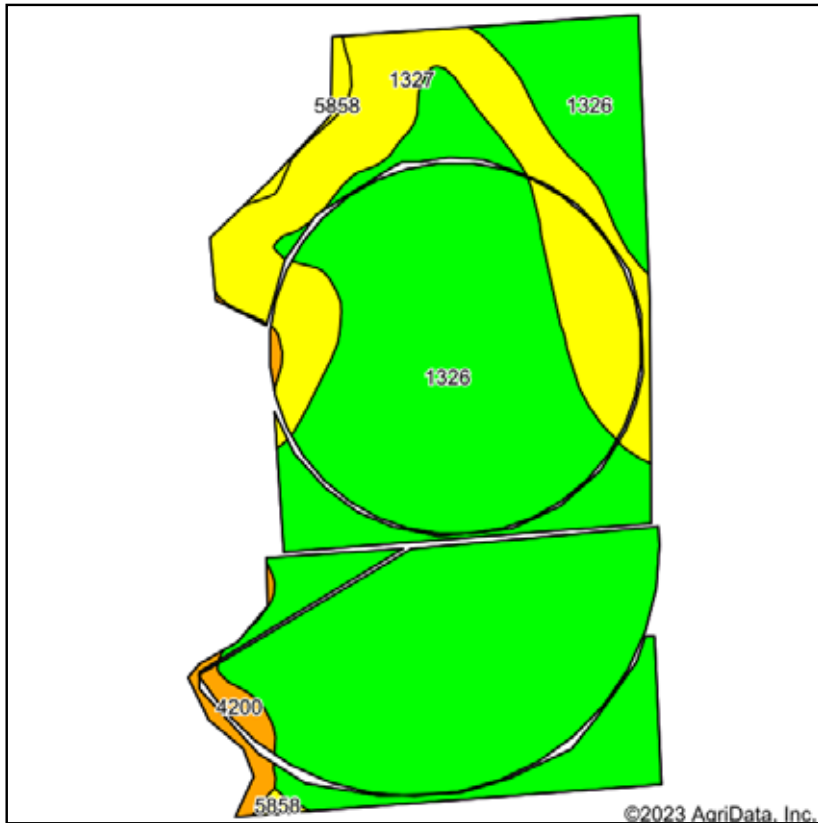
AERIAL MAP



Boundary lines are estimates - Map for illustration only

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Garden**
 Location: **18-16N-42W**
 Township: **Blue Creek**
 Acres: **177.25**
 Date: **2/10/2023**



Soils data provided by USDA and NRCS.

Area Symbol: NE069, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class *c	Irr Class *c	SRPG	Millet Bu	Winter wheat Bu	*n NCCPI Soybeans
1326	Bayard fine sandy loam, 0 to 1 percent slopes	137.06	77.3%	Green	> 6.5ft.	Ile	Ile	46	26	41	37
1327	Bayard fine sandy loam, 0 to 3 percent slopes	35.07	19.8%	Yellow	> 6.5ft.	IIIe	Ile		24	37	36
4200	Almeria fine sandy loam, channeled, frequently flooded, 0 to 2 percent slopes	3.58	2.0%	Orange	0.5ft.	Vlw		22			6
5858	Scoville loamy fine sand, 0 to 3 percent slopes	1.54	0.9%	Light Yellow	> 6.5ft.	IVe	IVe	39		22	21
Weighted Average						2.30	*-	36.4	24.9	39.2	*n 36

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

*- Irr Class weighted average cannot be calculated on the current soils data due to missing data.

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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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