

MAXWELL WIPER PIVOT



A highly productive pivot between Maxwell and Brady, NE.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price

\$725,000

\$690,000

Location

2 Miles South and 2 Miles East of Maxwell I80 Interchange

Legal Description

All Gov't Lot 1 Inside and Part of Gov't Lots 2 & 3 inside Section 14-Township 12-Range 28 West of the 6th P.M., Lincoln County, Nebraska

Acres

Total: 92±

(56.06 CIA's under pivot | 7.93 CIA water bank)

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

TBD

FSA Information

Approximately 55 acres base under pivot irrigation and approximately 33 acres base non-irrigated cropland.

Well Information

G-100511

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 HIGHLIGHTS

Property Summary

Here is an opportunity to own a highly productive wiper pivot in the Platte Valley between Maxwell and Brady Nebraska. This pivot is a 7 tower T & L with electric submersible pump that is located in the SW corner just off of Marker Road. The pivot consists of mostly Class II Cozad Silt Loam and Class I Hord Silt Loam soils. The balance of the ground is Platte-Alda complex and Lawet Silt Loam. The dryland acres consist of mostly meadow hay and alfalfa.

There are many excellent hunting opportunities around the pivot irrigated ground on this property.

Note There are 2 access easements for neighboring landowners that start in the SW corner and run along the West side of the pivot.



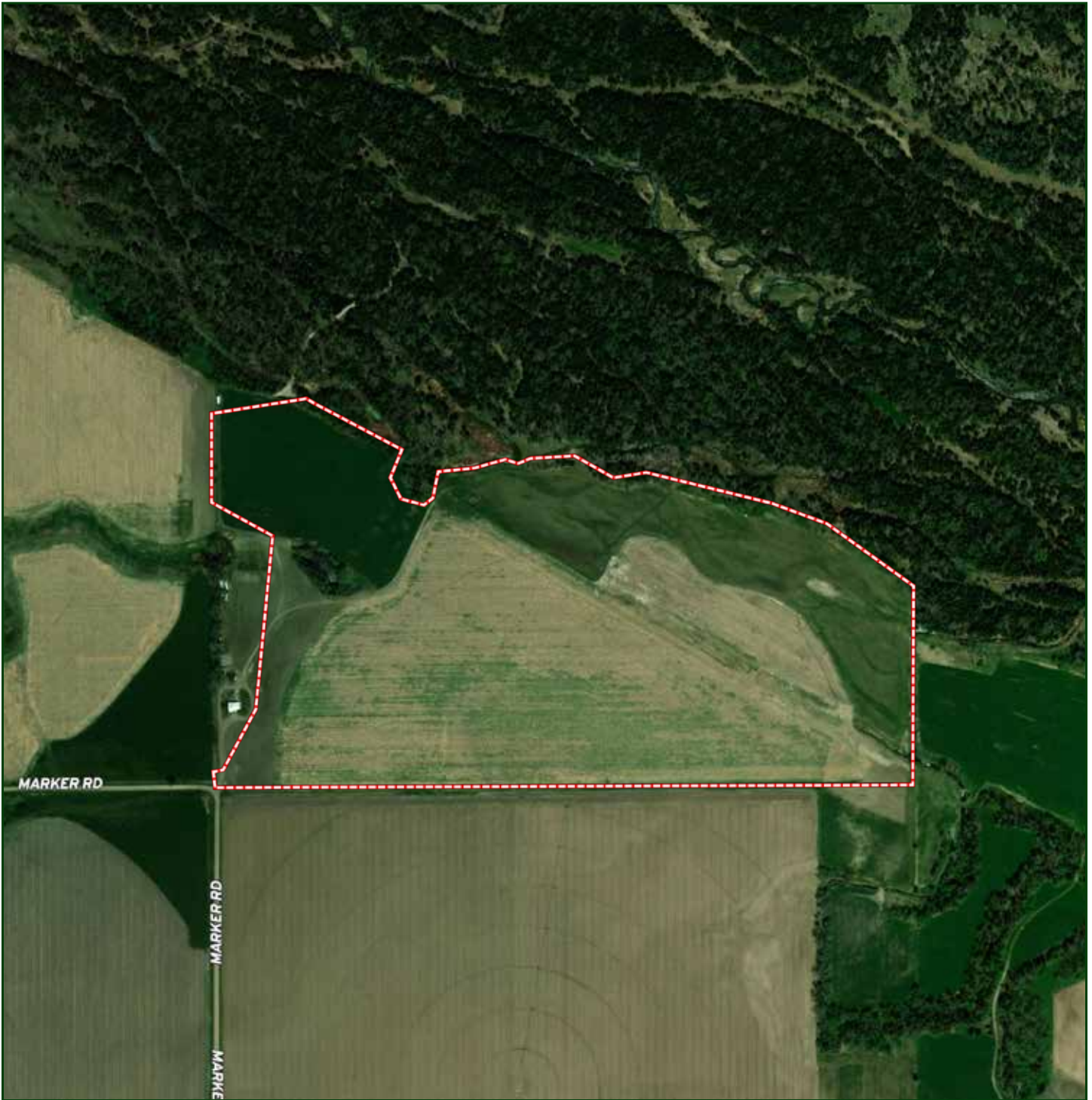
LOCATION MAP



Boundary lines are estimates - Map for illustration only

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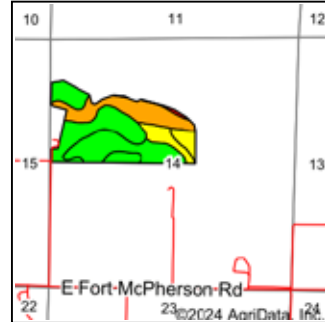
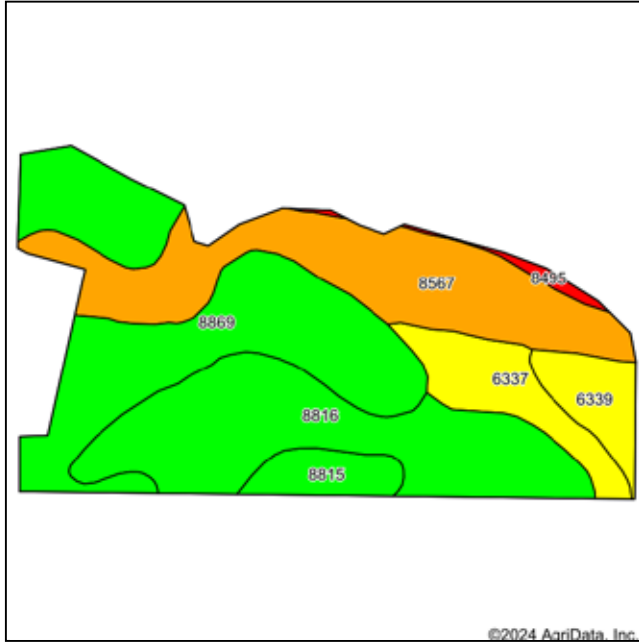
AERIAL MAP



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SOILS MAP

Soils Map



State: **Nebraska**
 County: **Lincoln**
 Location: **14-12N-28W**
 Township: **Gaslin**
 Acres: **89.96**
 Date: **3/13/2024**



Soils data provided by USDA and NRCS.

Area Symbol: NE111, 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	Alfalfa hay Tons	Corn Bu	Grain sorghum Bu	Winter wheat Bu	*n NCCPI Soybeans
8816	Cozad silt loam, 1 to 3 percent slopes	30.47	33.9%		> 6.5ft.	Ile	Ile	62					69
8567	Platte-Alda complex, occasionally flooded	22.01	24.5%		2ft.	VIw	IVw	26	1	18	16	15	16
8869	Hord silt loam, 0 to 1 percent slopes	21.45	23.8%		> 6.5ft.	Ilc	Iw	71					74
6337	Lawet silt loam, drained, occasionally flooded	7.17	8.0%		2.2ft.	IIIw	IIIw	36	4	51	45		56
6339	Lawet silt loam, saline-alkali, occasionally flooded	4.35	4.8%		2.2ft.	IVs	IIIs	34	2				32
8815	Cozad silt loam, 0 to 1 percent slopes	3.62	4.0%		> 6.5ft.	Ilc	I	57					69
8495	Gothenburg soils, frequently flooded	0.89	1.0%		0.5ft.	VIIw		16					11
Weighted Average						3.20	*-	51.3	0.7	8.5	7.5	3.7	*n 53.8

*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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PROPERTY IMAGES





NEBRASKA EXPERTS, NATIONAL EXPOSURE

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