

MADSEN ROAD WIPER PIVOT



An exceptionally productive pivot with excellent soils.

JORDAN MAASSEN

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PROPERTY HIGHLIGHTS

List Price **\$715,000**

Location 1/2 mile South of East State Farm on Madsen Road

Legal Description

Pt W1/2 Section 35-Township 13-Range 29 West of the 6th P.M. Lincoln County

Acres 70.24±

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 **\$3,301.44**

Improvements

6 Tower Valley Pivot w/ electric submersible well
4 Tower T&L corner pivot
Underground pipeline that feeds T&L

FSA Info

58.10 Base Acres Corn: PLC Yield 144

Income Potential

2024 Lease info: \$275/acre x 70 acres = \$19,250

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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Well Info

G-145872 - Irrigation

Registration Number G-145872 Well ID 192672

Status Active Registered Well Well Use Description Irrigation NRD Name Twin Platte

County Name Lincoln

Location NWSW S35-T13-R29West NRD Permit 8.17

Acres 70.16

Series Type

Pump Rate 600

Pump Column Diameter 8

Pump Depth 60

Total Depth 215

Static Water Level 28

Pumping Water Level 48

Property Summary

Introducing a prime opportunity for agricultural investment: this newly listed pivot irrigated farmland boasts exceptional productivity and a strategic location between North Platte and Maxwell.

Featuring a 6 tower valley pivot supplemented by a 4 tower T&L corner pivot, this farm is equipped for efficient irrigation, ensuring optimal crop growth and yield. A reliable electric submersible well further enhances the farm's irrigation capabilities, providing peace of mind to investors and farmers alike.

Currently leased out for the 2024 season, this farm offers immediate income potential, making it an attractive addition to any investment or farming portfolio. The lease agreement underscores the farm's desirability and potential for consistent returns.

One of the highlights of this property is its outstanding soil quality, characterized by Class I and II Cozad Silt Loam Soils. Known for their fertility and ability to support a variety of crops, these soils lay a solid foundation for agricultural success, maximizing yields and profitability.

Whether you're a seasoned investor looking to expand your agricultural holdings or a farmer seeking a high-quality farm to cultivate, this property presents a compelling opportunity that you won't want to overlook. Don't miss your chance to secure a stake in this lucrative agricultural venture.

LOCATION MAP



Boundary lines are estimates - Map for illustration only

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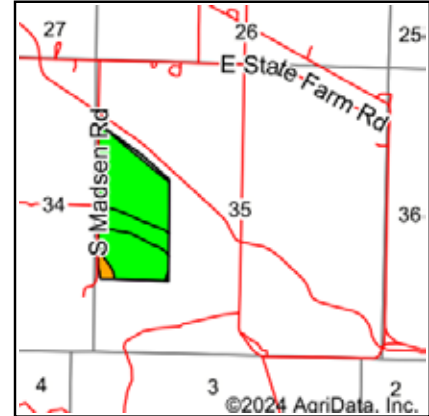
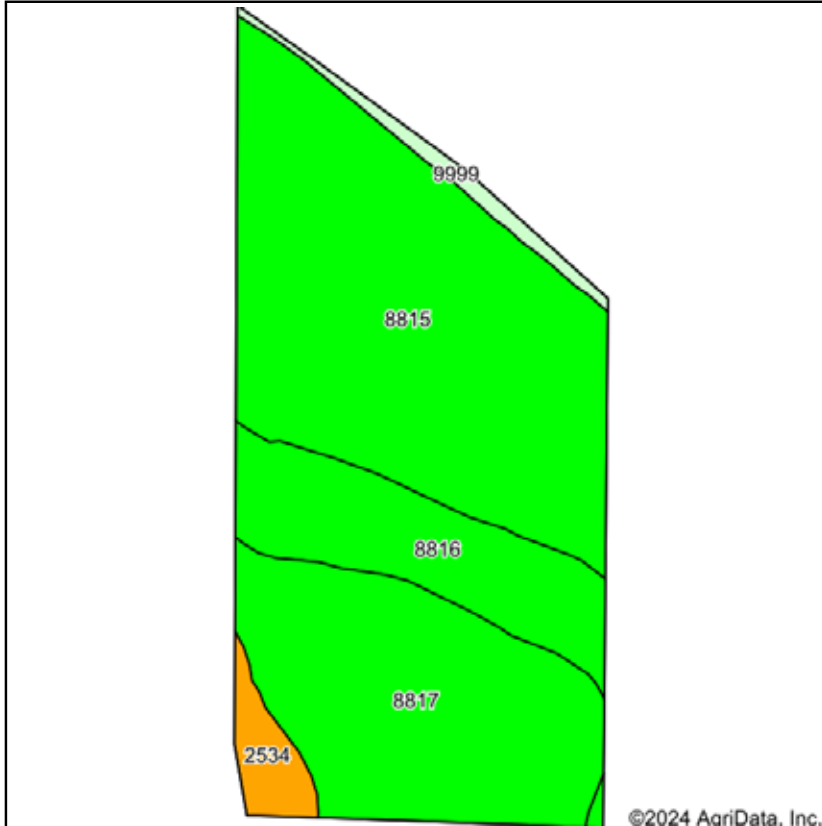
AERIAL MAP



Boundary lines are estimates - Map for illustration only

SOILS MAP

Soils Map



State: **Nebraska**
 County: **Lincoln**
 Location: **35-13N-29W**
 Township: **Payne**
 Acres: **69.37**
 Date: **4/26/2024**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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	Non-Irr Class *c	Irr Class *c	SRPG	*n NCCPI Soybeans	
8815	Cozad silt loam, 0 to 1 percent slopes	34.57	49.8%			IIc	I	57	69
8817	Cozad silt loam, 3 to 6 percent slopes	20.22	29.1%			IIc	I	54	69
8816	Cozad silt loam, 1 to 3 percent slopes	10.82	15.6%			Ile	Ile	62	69
2534	Coly silt loam, 17 to 30 percent slopes	2.17	3.1%			VIe		22	28
9999	Water	1.59	2.3%						
Weighted Average						*-	*-	54.5	*n 66.1

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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

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

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PROPERTY IMAGES



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NEBRASKA EXPERTS, NATIONAL EXPOSURE

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