



SCHILZ FARM

KEITH COUNTY, NEBRASKA





SCHILZ FARM

4,132.80 +/- ACRES



LISTING AGENT

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At AgWest Land Brokers, we place great value on transparent and open communication during the entire buying and selling process. You can expect regular updates, feedback from sales leads, and comprehensive guidance throughout the process to ensure a smooth and successful outcome.

We understand that every property is unique, and we tailor our approach to fit your specific needs and goals. Your satisfaction and success are our top priorities.

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When you hire an AgWest Land Brokers agent to buy or sell your property, you can trust that you have a dedicated and results-driven professional by your side. We are committed to providing exceptional service and making the entire process a positive and rewarding one.



Jeff Moon, ALC



Kraig Urkoski



Clayton Esslinger



Ted Baum



Joel Grams



Kory Koch



Mark Gustafson



Mikayla Boge



Barry Geweke



Ross Poyser



Alyson Weathers



Henry Schenker



PROPERTY DESCRIPTION

A premier irrigated farm that has been built over many generations. The Schilz Farm offers productive irrigated land that is nearly all contiguous. Fertile soils and abundant water make this western Nebraska irrigated farm a tremendous opportunity for an existing farming operation or investor.



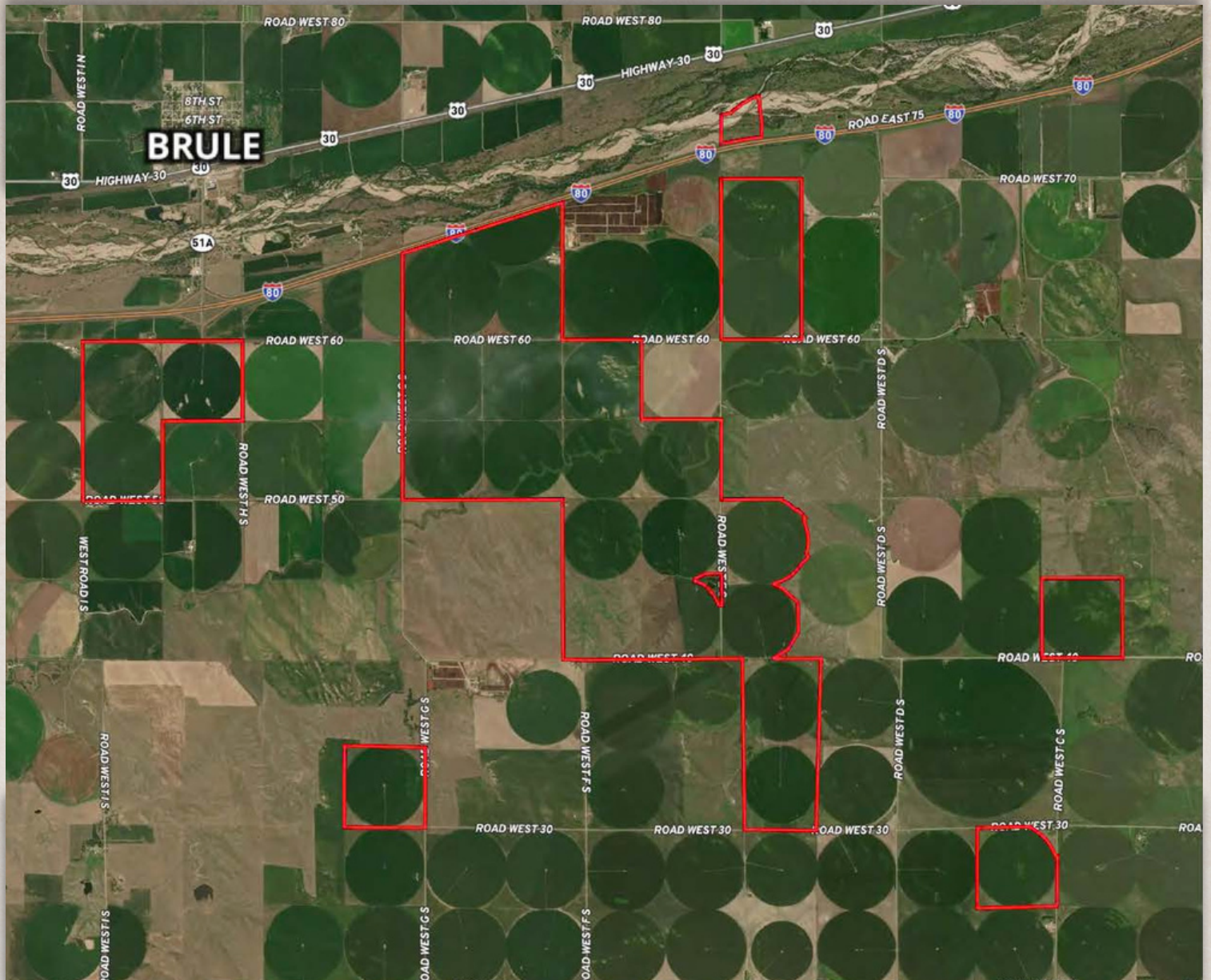
PROPERTY HIGHLIGHTS

3,259 NRD Certified Acres

24 Irrigation Pivots

Office, Machinery Buildings, Grain Storage

Wildlife Habitat



LOCATION

The Schilz Farm is located in Keith County, Nebraska approximately 10 miles west of Ogallala. Interstate 80 borders the property on the north side, well-maintained gravel and hard surface roads allow access to all the land. Several competitive grain markets in the area include Scoular, CHS, Plains Grain, Frenchman Valley Co-op, and area feedyards.

ACRE DETAILS

Total Acres: 4,132.20+/-

Irrigated: 3,259+/-

Dryland: 537+/-

CRP: 135.1+/-

Other/Grass/Shelterbelt: 201+/-



IMPROVEMENTS

The farm offers a modular home that has been converted into a nice office. Several outbuildings provide machinery and crop input storage. Grain facilities with 267,000 – bushel capacity, fans, 7,000 bushel/hour leg, and pit are positioned off a hard service road.

CLIMATE



This region of Nebraska enjoys a mild and pleasant climate throughout the year. Most days are sunny and dry with low humidity levels, making it an ideal place to live for those who enjoy pleasant weather conditions. The average annual rainfall in Keith County is 19 inches with an average July high temperature of 90 degrees and low temperature of 63 degrees. Typically, corn and soybeans are planted in April & May and harvested in October & November each year. The majority of the crops grown in the area are corn, soybeans, wheat, sugarbeets, and alfalfa.





NATURAL RESOURCES

Productive loam soils make up the majority of the cropland acres. Crops are irrigated with ground water from the Ogallala aquifer and surface water from the Western Irrigation District. There are no water allocations currently with ground water pumping. All mineral rights owned by the seller, if any, will convey.

WILDLIFE HABITAT



Wildlife habitat can be found throughout the farm with some pivot corners having established shelterbelts and grass. There are approximately 135+/- acres currently enrolled in a Conservation Reserve Program that offers abundant grasses for upland birds, deer, and other wildlife. The South Platte River is just north of the farm that also offers good habitat.







**PLEASE CONTACT JEFF FOR WELL, PIVOT, FSA,
AND OTHER FARM INFORMATION.**

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