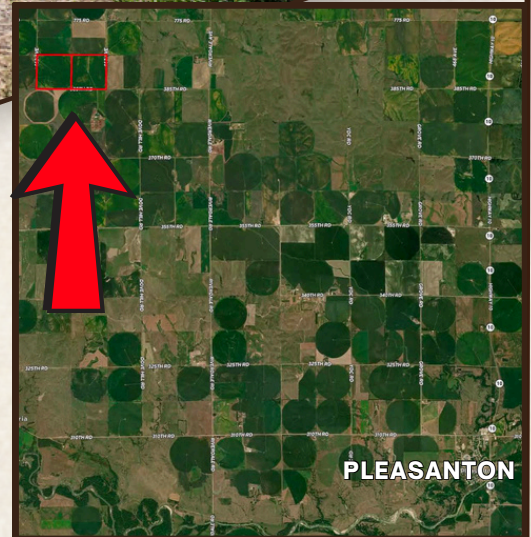


FARMLAND FOR SALE

320 +/- ACRES | 2 TRACTS | SHERMAN COUNTY, NE



Jeff Moon, ALC
Farm & Ranch Specialist
Holdrege, Nebraska
Jeff.Moon@AgWestLand.com
(308) 627-2630



OFFERED AT
\$3,280,000
(\$10,250/ACRE)

PROPERTY DIRECTIONS

From Pleasanton travel 3 miles north on Hwy 10 to 355th Road. Head west on 355th Road for 5 miles to Dove Hill Road. Travel north on Dove Hill Road 2 miles to 385th Road. Head west a 1/2 miles on 385th Road to 463rd Ave. Tract 2 will be on the northwest corner of 385th Road and 463rd Ave. Tract 1 is directly to the west.

Great opportunity to add one (or two!) irrigated farms to your land holdings. These farms offer good water and productive soils. Natural gas power units and electric pivots allow for efficient and timely irrigation throughout the summer. Well-maintained gravel roads give good access for equipment. These are two nice farms for any farming operation or land portfolio!





TRACT 1 LEGAL DESCRIPTION - Southwest ¼ of Section 31, T13N, R16W, Sherman County, NE

TRACT 1 PROPERTY TAXES (2025) - \$6,042.54

TRACT 1 TOTAL ACRES (per assessor) - 160+/-

- Irrigated Acres - 127.6+/-
- Dryland Acres - 17.3+/-
- Grass Acres - 11.1+/-
- Other Acres - 4+/-

TRACT 1 IRRIGATION INFORMATION

- Well G-063258
 - Drilled in 1980, 750' GPM, 73' Static Level, 170' Pumping Level, 418' Well Depth
- Included with the sale: natural gas power unit and electric irrigation pivot
- Located in the Lower Loup NRD
 - 127.61 Certified Irrigation Acres

TRACT 2 LEGAL DESCRIPTION - Southeast ¼ of Section 31, T13N, R16W, Sherman County, NE

TRACT 2 PROPERTY TAXES (2025) - \$6,114.02

TRACT 2 TOTAL ACRES (per assessor) - 160+/-

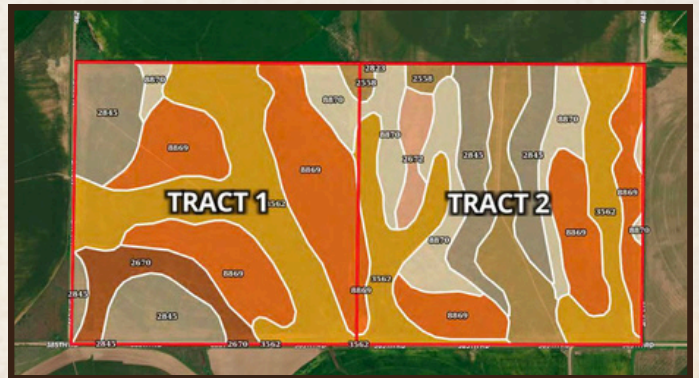
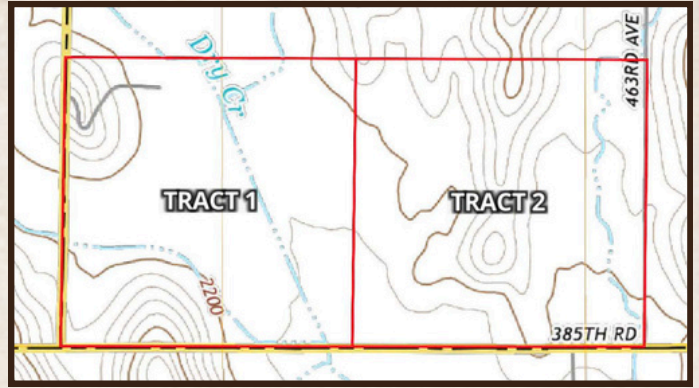
- Irrigated Acres - 130+/-
- Dryland Acres - 15+/-
- Grass Acres - 4+/-
- Other Acres - 11+/-

TRACT 2 IRRIGATION INFORMATION

- Well G-001875
 - Drilled in 2006, 750' GPM, 46' Static Level, 163' Pumping Level, 390' Well depth.
- Included with the sale: natural gas power units
- 2017 8 Tower Irrigation Pivot, 725 GPM at 45 PSI
- Located in the Lower Loup NRD
 - 130 Certified Irrigated Acres

Open for the 2026 crop year.

All mineral rights owned by seller, if any, convey to buyer.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8569	Hord silt loam, 0 to 1 percent slopes	89.48	28.5	0	75	2c
3562	Hobbs silt loam, occasionally flooded, cool	87.58	27.9	0	74	2w
2945	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	54.41	17.33	0	58	6e
8870	Hord silt loam, 1 to 3 percent slopes	37.93	12.08	0	75	2e
2558	Coly-Uly silt loams, 6 to 11 percent slopes, eroded	24.58	7.83	0	61	4e
2670	Holdrege silt loam, 3 to 7 percent slopes	13.47	4.29	0	73	3e
2672	Holdrege silty clay loam, 3 to 7 percent slopes, eroded	6.4	2.04	0	63	3e
2823	Uly silt loam, 11 to 17 percent slopes, eroded	0.1	0.03	0	61	6e
TOTALS		313.95	100%	-	70.34	2.91



The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.