

# LAND FOR SALE

## Paxton Valley Farm



**Location:**

The property is bisected by Highway 30 just 3 miles east of Paxton, or 7 miles west of Sutherland, Nebraska. Located in the South Platte River Valley on the eastern edge of Keith County.

**Legal Description:**

All Parcels are located in T13N-R35W of the 6th P.M., Keith County, Nebraska.

**Parcel 1:** A tract (to be surveyed) in the SE1/4, excluding railroad ROW and Hwy 30 ROW, Section 2.

**Parcel 2:** A tract (to be surveyed) in part of Section 1 south of railroad ROW and excluding accretions.

**Parcel 3:** Part of the NE1/4 and Part of the E1/2NW1/4 Section 1, lying north of Hwy 30.

**Acres:**

**Parcel 1:** 35.5 estimated acres of irrigated cropland; **Parcel 2:** 240 estimated acres, including 232 irrigated acres and 7.9 acres of non-irrigated cropland; **Parcel 3:** 135.6 estimated acres, including 119.2 acres of irrigated cropland and 16.3 acres of grass;

**Price:**

**Parcel 1: \$206,000; Parcel 2: \$1,425,000; Parcel 3: \$759,000**

**Comments:**

Cropland with excellent productivity and location.

**Contact:**

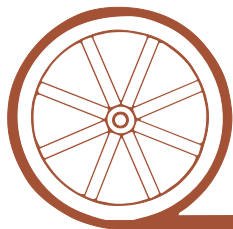
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**Agri Affiliates—Providing Farm, Ranch Real Estate Services**



**Bruce Dodson,**  
*Listing Agent*

*Offered Exclusively By:*



## AGRI AFFILIATES, INC.

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## Parcel 1

**Legal Description:**

A tract (to be surveyed) in the SE1/4, excluding railroad ROW and Hwy 30 ROW, Section 2-T13N-R35W of the 6th P.M., Keith County, Nebraska.

**Acres:**

35.5 acres of irrigated cropland

**Taxes:**

Estimated 2016 taxes payable in 2017 - \$1,635

**Land Use:**

Gravity irrigated cropland

**Water:**

TPNRD: 35.488 certified irrigated acres; Well Reg. #G-021678

**Soils:**

7% Class II; 93% Class III

**Equipment:**

1-electric motor, pump, and pipe.

**Price:**

**\$206,000**



## Parcel 2

**Legal Description:**

A tract (to be surveyed) in part of Section 1, south of railroad ROW and excluding accretions, in T13N-R35W of the 6th P.M., Keith County, Nebraska.

**Acres:**

240 estimated acres, including 232 irrigated acres and 7.9 acres of non-irrigated cropland

**Taxes:**

Estimated 2016 taxes payable in 2017 - \$10,770

**Land Use:**

190.49 acres pivot irrigated cropland; 41.61 acres gravity irrigated cropland

**Water:**

TPNRD: 232.101 certified irrigated acres; Well Reg. #G-018993; G-018992; G-061185; G-018994

**Soils:**

16.4% Class II; 83.7% Class III

**Equipment:**

1-5 tower Reinke pivot, 1-8 tower Reinke pivot, 2 submersible pumps (pivots), 2- electric motors (gravity), and pipe.

**Price:**

**\$1,425,000**





## Parcel 3

### Legal Description:

Part of the NE1/4 and Part of the E1/2NW1/4 Section 1, lying north of Hwy 30, in T13N-R35W of the 6th P.M., Keith County, Nebraska.

### Acres:

135.6 estimated acres, including 119.2 acres of irrigated cropland and 16.3 acres of grass

### Taxes:

Estimated 2016 taxes payable in 2017 - \$5,740

### Land Use:

87.24 acres pivot irrigated cropland; 32.01 acres gravity irrigated cropland

### Water:

TPNRD: 119.256 certified irrigated acres; Well Reg. #G-041589; G-071846; G-091786

### Soils:

82.2% Class II; 17.8% Class IV

### Improvements & Equipment:

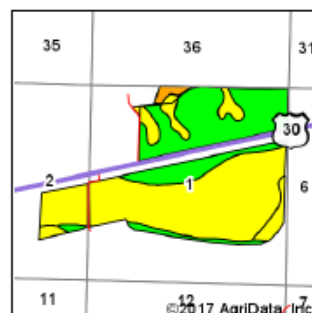
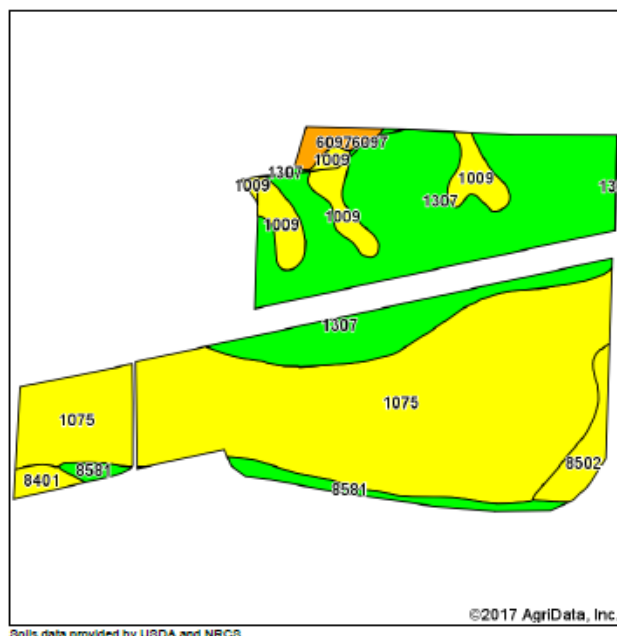
1- Reinke 8 tower pivot with submersible well; submersible well on west gravity; JD power unit and gearhead on east gravity field. 2-grain bins.

### Price:

**\$759,000**



**Soils Map**



State: **Nebraska**  
County: **Keith**  
Location: **1-13N-35W**  
Township: **Paxton**  
Acres: **404.53**  
Date: **3/16/2017**



Area Symbol: NE101, Soil Area Version: 18  
Area Symbol: NE111, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Water Table	Non-Irr Class "c	Irr Class "c
1075	Norwest loam, 0 to 2 percent slopes	214.18	52.9%		2.2ft.	IIIw	IIIw
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	135.71	33.5%		> 6.5ft.	Ile	Ile
1009	Bankard loamy sand, rarely flooded	23.09	5.7%		> 6.5ft.	IVe	IVe
8581	Wann fine sandy loam, rarely flooded	11.42	2.8%		2.5ft.	Ihw	Ihw
8502	Lex loam, rarely flooded	10.30	2.5%		2ft.	IIhw	IIhw
6097	Sarben loamy fine sand, 9 to 20 percent slopes	5.41	1.3%		> 6.5ft.	Vle	
8401	Aida fine sandy loam, occasionally flooded	4.18	1.0%		2.2ft.	IIhw	IIhw
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	0.24	0.1%		> 6.5ft.	Ile	Ile

