

JamesLandCo.com

Online Real Estate Auctions

Cheyenne County Irrigated Farm Potter, Nebraska



Presented By:

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WWW.JAMESLANDCO.COM

Cheyenne County Irrigated Farm Potter, Nebraska



Price: \$460,000.00

Features: Four Valley Pivots, Two Wells, Good Access

Location: Northeast of Potter, Nebraska

Acreage: 467 Deeded Acres +/-, 409 Acres Irrigated

Improvements: None

Taxes: \$5,400 (2008)

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Cheyenne County Irrigated Farm

Potter, Nebraska

Broker Comments

The Cheyenne County Irrigated Farm is located northeast of Potter, Nebraska. It consists of 467 deeded acres +/- of which 409 acres are irrigated. There are two wells on the property feeding four sprinklers. Both wells have 100 hp pumps and flow-meters. Electricity for the wells



and the pivots is via High West Electric. There are four 1989 Valley sprinklers on this property. One is a ten tower pivot covering 150 acres, the next is a seven tower covering 142 acres and the last two pivots are a six tower and a four tower covering 92 acres and 25 acres re-



spectively. The ground under the seven tower pivot is being leased through 2011. It is a cash lease at \$100 / acre for corn and \$130 / acre for beets. The Cheyenne County Irrigated Farm is being offered by James Land Company. To arrange a time to view the property, call James Land Company at 307-326-3104.

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Nebraska Department of Natural Resources
Data Bank
Database Through: May 26 2009
Processed: 5/26/2009 1:58:55 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL

Note:

Information on Public Water Supply Wells is not available through this interface. Contact the Department of Natural Resources (Data Bank) at 402-471-2363 for more information.

For explanation on use, status and other well information, please see Legend and Notes below.

[Legend and Notes](#)

Criteria : RegistrationNumber - G-072265

1 Stations met this criteria.

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommissioned Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address Owner ID
G-072265 80430 Other Info Logs View as PDF	I A	Cheyenne South Platte 15N 51W 28 NWNW 1140S 1170E Map It	2/ 9/ 1990 2/20/1990 --- 0	259 acres 750 gpm 192 ft 255 ft	9 in --- 390 ft	M J Meyer Inc Owner ID: 35547 9129 Road 36 Sidney, NE 69162

[Data copy of requested wells as Bar\(|\) delimited file.](#)

[Data copy of Geo Logs for requested wells as Bar\(|\) delimited file.](#)

[Data copy of Casing Screen for requested wells as Bar\(|\) delimited file.](#)

[Data copy of Grout Gravel for requested wells as Bar\(|\) delimited file.](#)

[Legend and Notes](#)

Nebraska Department of Natural Resources

Data Bank

Database Through: May 26 2009

Processed: 5/26/2009 1:55:52 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL

Note:

Information on Public Water Supply Wells is not available through this interface. Contact the Department of Natural Resources (Data Bank) at 402-471-2363 for more information.

For explanation on use, status and other well information, please see Legend and Notes below.

[Legend and Notes](#)

Criteria : RegistrationNumber - G-072264

1 Stations met this criteria.

Registration# Well ID Permit Number Well Log	Use Status	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommissioned Date Times Replaced	Acres Irrig Gallons/Min Static Level Pumping Level	Pump Col Dia Pump Depth Well Depth	Owner's Name and Address Owner ID
G-072264 80429 Other Info Logs View as PDF	I A	Cheyenne South Platte 15N 51W 28 NWNE 1300S 1340W Map It	2/ 9/ 1990 2/20/1990 --- 0	259 acres 750 gpm 190 ft 248 ft	9 in --- 361 ft	M J Meyer Inc Owner ID: 35547 9129 Road 36 Sidney, NE 69162

[Data copy of requested wells as Bar\(\) delimited file.](#)

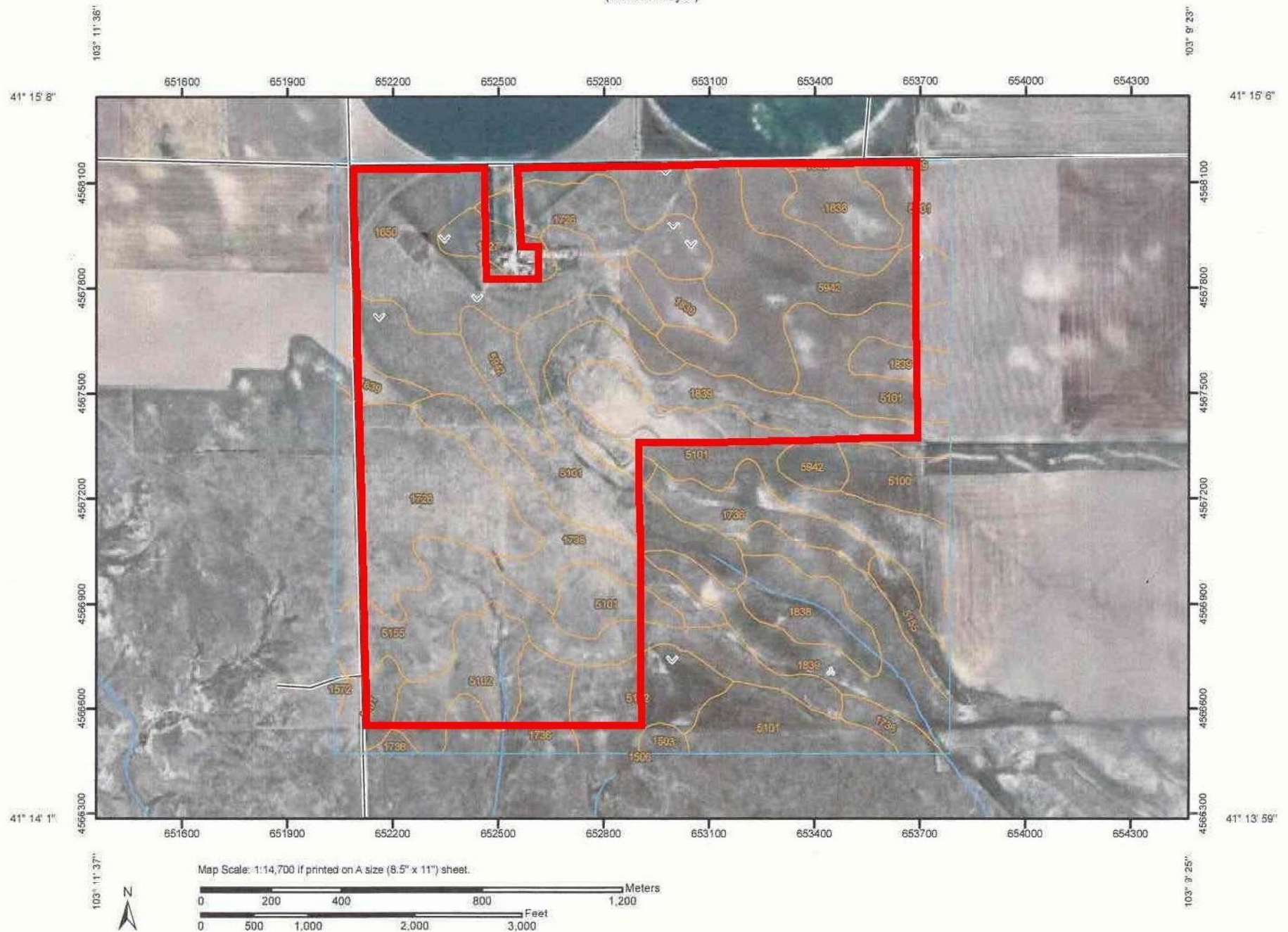
[Data copy of Geo Logs for requested wells as Bar\(\) delimited file.](#)

[Data copy of Casing Screen for requested wells as Bar\(\) delimited file.](#)

[Data copy of Grout Gravel for requested wells as Bar\(\) delimited file.](#)

[Legend and Notes](#)


Soil Map—Cheyenne, Nebraska
(Marvin Meyer)




Soil Map—Cheyenne, Nebraska
(Marvin Meyer)

MAP LEGEND

Area of Interest (AOI)


 Area of Interest (AOI)


Soils

 Soil Map Units

Special Point Features




-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot

 Very Stony Spot

 Wet Spot

 Other



Special Line Features

-  Gully
-  Short Steep Slope
-  Other

Political Features

 Cities

Water Features

-  Oceans
-  Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

MAP INFORMATION

Map Scale: 1:14,700 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:20,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 13N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cheyenne, Nebraska
Survey Area Data: Version 7, Oct 28, 2008

Date(s) aerial images were photographed: 7/28/2006

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



Map Unit Legend

Cheyenne, Nebraska (NE033)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1503	Altvan loam, 3 to 6 percent slopes	2.4	0.3%
1506	Altvan-Dix complex, 3 to 9 percent slopes	0.0	0.0%
1572	Dix gravelly loam, 3 to 9 percent slopes	0.9	0.1%
1650	Kuma loam, 0 to 1 percent slopes	72.1	9.9%
1726	Rosebud loam, 1 to 3 percent slopes	77.0	10.6%
1727	Rosebud loam, 3 to 6 percent slopes	9.5	1.3%
1736	Rosebud-Canyon complex, 3 to 9 percent slopes	70.4	9.6%
1838	Sidney loam, 3 to 6 percent slopes	30.2	4.1%
1839	Sidney-Canyon complex, 3 to 9 percent slopes	93.7	12.8%
5100	Alliance loam, 0 to 1 percent slopes	12.8	1.8%
5101	Alliance loam, 1 to 3 percent slopes	194.5	26.6%
5102	Alliance loam, 3 to 6 percent slopes	44.4	6.1%
5155	Canyon-Bayard complex, 6 to 20 percent slopes	56.8	7.8%
5942	Duroc loam, 0 to 1 percent slopes	65.3	8.9%
Totals for Area of Interest		730.1	100.0%

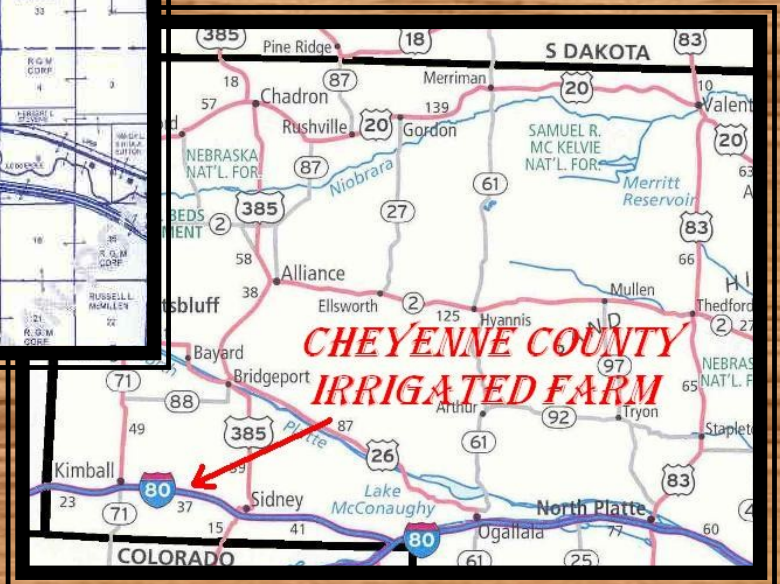
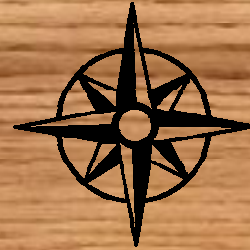
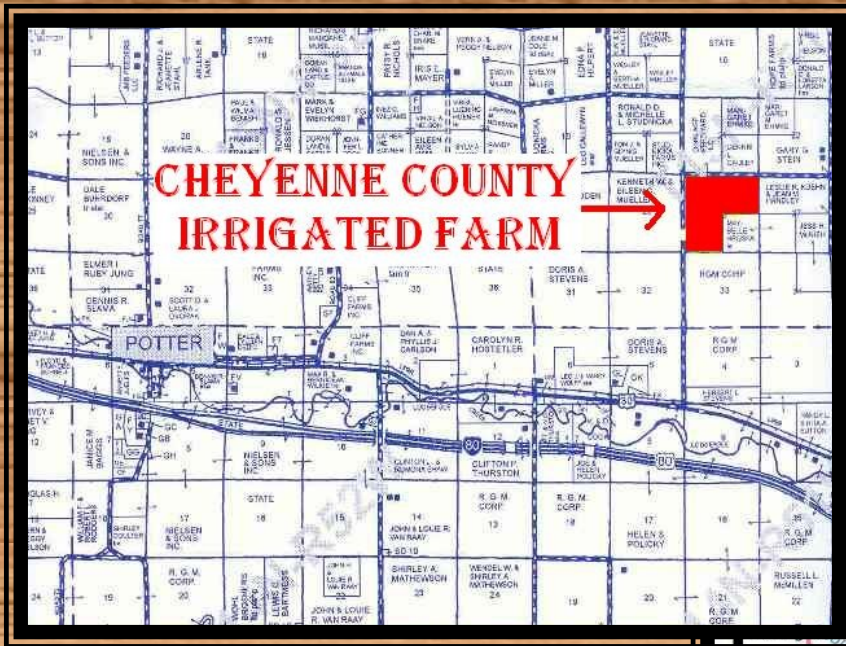
Map Unit Legend

Morrill County, Nebraska (NE123)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5843	Mitchell very fine sandy loam, 0 to 1 percent slopes	3.6	1.0%
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	21.5	6.1%
Subtotals for Soil Survey Area		25.2	7.1%
Totals for Area of Interest		355.8	100.0%

Scotts Bluff County, Nebraska (NE157)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
5834	Mitchell silt loam, 0 to 1 percent slopes	2.2	0.6%
5843	Mitchell very fine sandy loam, 0 to 1 percent slopes	4.5	1.3%
5844	Mitchell very fine sandy loam, 1 to 3 percent slopes	36.3	10.2%
5873	Tripp very fine sandy loam, 0 to 1 percent slopes	218.4	61.4%
5874	Tripp very fine sandy loam, 1 to 3 percent slopes	37.4	10.5%
5875	Tripp very fine sandy loam, 3 to 5 percent slopes, eroded	31.9	9.0%
Subtotals for Soil Survey Area		330.7	92.9%
Totals for Area of Interest		355.8	100.0%

Cheyenne County Irrigated Farm Potter, Nebraska

Directions: Head east out of Potter, Nebraska on Highway 30 and go seven miles. Turn north on County Road 91 and drive three miles. This is the northwest corner of the property.



Note: The Seller is making known to all potential purchasers that there may be variations between the deeded property lines and the location of the existing fence boundary lines on the subject property. Seller makes no warranties with regard to location of fence lines in relationship to the deeded property lines, nor does the seller make any warranties or representations with regard to specific acreage within the fenced property lines. Seller is selling the property in an "as is" condition which includes the location of the fences as they exist.

Boundaries shown on accompanying maps are approximate based on the legal description and may not indicate a survey. Maps are not to scale and are visual aids only. Their accuracy is not guaranteed.

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Note: This Information and any other information presented by James Land Company has been obtained from sources deemed to be reliable, but is not guaranteed to be warranted by the sellers or by James Land Company. Prospective buyers are responsible for conducting their own investigation of the property and for analysis of productions.

Agency Disclosure: James Land Company and its sales staff are agents of the sellers in the sale of this property. It is also James Land Company's policy to have all potential buyers read and understand an Agency Disclosure form before viewing this or any other property.

*****Buyer, please read the following form prior to engaging in discussion or written agreement on the enclosed property. Know that James Land Company is an agent for the seller.***