

Morrill County Listings

Nebraska



Deeded Acres: 158.91
Certified Irrigated Acres: 151.2
 North Platte NRD (308) 632-2749
 Canal Water: Farmers Irr. District (308) 632-4921
 155.3 Acres water rights
LISTING PRICE: \$889,896.00 (\$5,600 per acre)

Tract #1

DEEDED ACRES: 78+/-
CERT. IRRIGATED ACRES: 68+/-
 North Platte NRD (308) 632-2749
 Canal Water: 68+/- Acres Water Rights
 Farmers Irrigation District
WELL INFO: # G-122461 94ft Static level, 118 ft
 Pumping level, 10 inch Column diameter, 140ft Pump
 depth, 150ft Well depth
EQUIPMENT INCLUDED: 75 HP US Electric
 motor & Sargent pump
LISTING PRICE: \$390,000

Tract #2



Beautiful brick home located on 10+/- Acres.
 The home has 1,890 sq. ft. on the main floor and
 1,590 sq. ft. in the basement. Spectacular view of
 Chimney Rock.

DEEDED ACRES: 10+/- Acres
CERT. IRRIGATED ACRES: 4.5+/- Acres
 North Platte NRD
 Surface Water Rights: 4.5 acres
 Irrigation District: Farmers Irrigation District
REAL ESTATE TAXES: \$ 3,293.06 (2021) (subject to
 change with survey and assessment by county).
LISTING PRICE: \$349,500.00

Tract #3



3 Listings

You can buy All the tracts or you can buy 1,
 its up to you. This opportunity doesn't come
 up very often to buy land all contiguous
 with a HOME lot too!!

**Give us a call today if you have questions
 on these listings!!!**

Tract #1

WWW.LANDMARKETERS.COM

158.91 +/- Acres

in Morrill County, Nebraska



Here is a great add on of 2 pivot irrigated "80's" for an existing operation or as an opportunity for the "first time farmer". The parcels will be sold as one unit as the underground piping ties the parcels together. The ample water is supplied by canal and well water. The pivots are in excellent condition and have been well maintained. There is also an oil well on the west parcel which brings in additional income as the mineral, oil, and gas rights are included in the sale. There is good access off of the hard surface road and multiple grain markets in the area. **Call TODAY to receive a due diligence packet as this opportunity will not last for long!!**

"Dedicated to the Success of Our Clients"

BRYAN KNOX

Associate Broker, Listing Agent

Mobile (402) 305-4870

320 South 4th Street • O'Neill, Nebraska 68763

PO Box 857 • Toll Free (844) LND-MRKT

Website: www.LandMarketers.com

We are also on Facebook

Land Management • Live Auctions • Online Auctions • Sales and
Tax Deferred Exchanges in Nebraska, Iowa & South Dakota



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Deeded Acres: 158.91

Certified Irrigated Acres: 151.2

North Platte NRD (308) 632-2749

Canal Water: Farmers Irrigation District (308) 632-4921

155.3 Acres water rights

LEGAL DESCRIPTION: W ½ NW ¼ 33-21-51

W ½ NE ¼ 33-21-51

REAL ESTATE TAXES: \$ 4,919.66 (2021)

LOCATION:

From Bridgeport NE: Take Hwy. 385 approx. 5 miles north then west on Rd. 106 for 5 ½ miles. The farm is located on the south side of the road.

From Bayard NE: Take Rd. 106 east for 4 miles and the farm is located on the south side of the road.

WELL INFO:

#G-044102: 1,000 GPM, 78 ft Static Level, 95 ft Pumping Level, 8 inch Column Diameter, 140 ft Pump Depth, 180 ft Well Depth

#G-042373: 1,300 GPM, 74 ft Static Level, 100 ft Pumping Level, 8 inch Column Diameter, NA Pump Depth, 169 ft Well Depth

EQUIPMENT INCLUDED:

9 Tower Lockwood Pivot & 7 Tower Zimmatic Pivot

LISTING PRICE: \$889,896.00 (\$5,600 per acre)

Tract #1



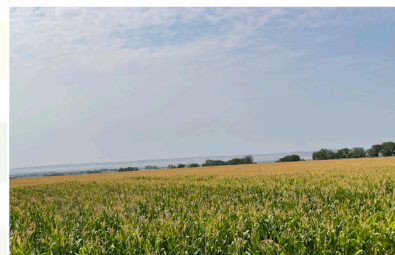
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1705	Otero loamy very fine sand, 0 to 6 percent slopes	1.9	1.22	4e
5901	Alice fine sandy loam, 0 to 3 percent slopes	31.4	19.82	3e
1895	Valent loamy sand, 0 to 3 percent slopes	32.7	20.65	6e
5904	Alice loamy fine sand, 0 to 3 percent slopes	54.5	34.41	4e
6010	Sarben very fine sandy loam, 1 to 3 percent slopes	17.0	10.73	3e
6011	Sarben very fine sandy loam, 3 to 9 percent slopes	20.9	13.18	4e
TOTALS		158.3	100%	4.11

Boundary 78.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
1705	Otero loamy very fine sand, 0 to 6 percent slopes	1.9	2.46	4e
5901	Alice fine sandy loam, 0 to 3 percent slopes	29.0	36.79	3e
1895	Valent loamy sand, 0 to 3 percent slopes	32.7	41.52	6e
5904	Alice loamy fine sand, 0 to 3 percent slopes	15.1	19.24	4e
TOTALS		78.7	100%	4.46

Boundary 79.6 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
5901	Alice fine sandy loam, 0 to 3 percent slopes	2.4	3.03	3e
6010	Sarben very fine sandy loam, 1 to 3 percent slopes	17.0	21.34	3e
5904	Alice loamy fine sand, 0 to 3 percent slopes	39.3	49.42	4e
6011	Sarben very fine sandy loam, 3 to 9 percent slopes	20.9	26.21	4e
TOTALS		79.6	100%	3.76



158.91 +/- Acres



BRYAN KNOX - Mobile (402) 305-4870



78^{+/-} Deeded Acres

68^{+/-} Certified Irrigated Acres in Morrill County, Nebraska

Opportunity knocks! This 78 Acre Irrigated farm is a good producer with good hard surface access. There is plenty of water supplied by canal and well water. There are multiple grain markets in the area. The adjoining "80's" on the East and West sides are also for sale with Land Marketers Realty.

Possession is open for the 2022 growing season.

Call TODAY for your due diligence packet as this one will move fast!!



Tract #2
Sale Pending



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Deeded Acres: 78[±] Acres

Certified Irrigated Acres: 68[±]

North Platte NRD (308) 632-2749

Canal Water: 68[±] Acres Water Rights

Farmers Irrigation District (308) 632-4921

LEGAL DESCRIPTION: E ½ of NW ¼ of 33-21-51 [±] 78 Acres

REAL ESTATE TAXES: \$2,275.24 (2020)

LOCATION:

From Bayard NE: Take Rd. 106 East for 4 miles and the farm is located on the South side of the road.

From Bridgeport NE: Take Hwy 385 approx. 5 miles North then West on Rd. 106 for 5 1/2 miles. The farm is located on the South side of the road.

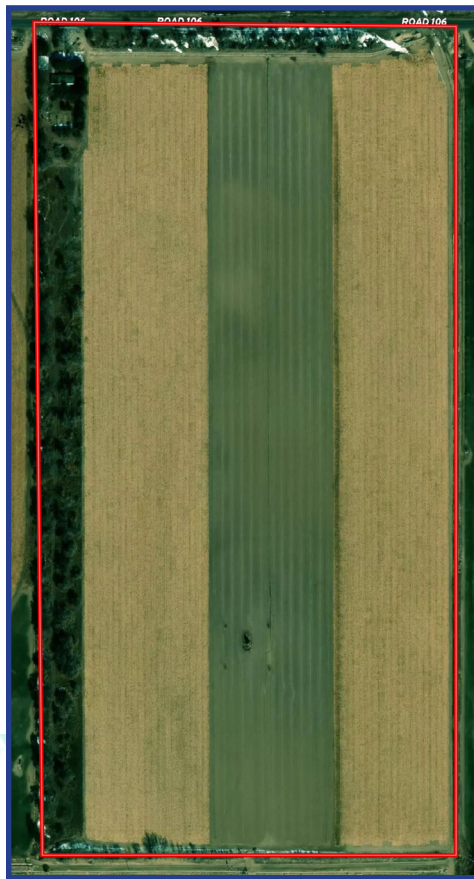
WELL INFO: # G-122461 94ft Static level, 118 ft Pumping level, 10 inch Column diameter, 140ft Pump depth, 150ft Well depth

EQUIPMENT INCLUDED: 75 HP US

Electric motor & Sargent pump

LISTING PRICE: \$390,000

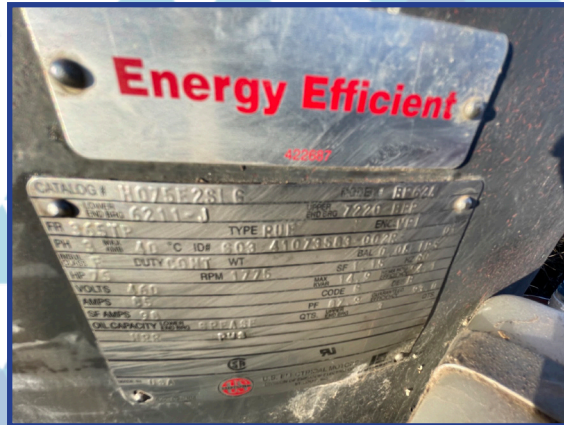
Paul and Philip Pappas, Owners



78[±] Deeded Acres

68[±] Certified Irrigated Acres in Morrill County, Nebraska

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5901	Alice fine sandy loam, 0 to 3 percent slopes	45.44	57.87	0	38	3a
5904	Alice loamy fine sand, 0 to 3 percent slopes	21.75	27.7	0	34	4a
6010	Sarben very fine sandy loam, 1 to 3 percent slopes	11.33	14.43	0	37	3a
TOTALS		78.52	100%	-	36.75	3.28



BRYAN KNOX
Mobile (402) 305-4870



www.LandMarketers.com

10^{+/-} Acres with Home

Located at 8360 Road 104
in Morrill County, Nebraska

Beautiful brick home located on 10^{+/-} Acres. This 2 bedroom 3 bath home has so much to offer including 2 large offices in the basement, in ground sprinklers, fireplace, built in sauna, large game room, canning room, new roof in 2020, upgraded electric heating system in 2016 and air conditioning in 2015. The home has 1,890 sq. ft. on the main floor and 1,590 sq. ft. in the basement. Spectacular view of Chimney Rock.

Call TODAY to schedule a private showing!!

Tract #3



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DEEDED ACRES: 10 acres +/-

CERT. IRRIGATED ACRES: 4.5 acres +/-

North Platte NRD

Surface Water Rights: 4.5 acres

Irrigation District: Farmers Irrigation District

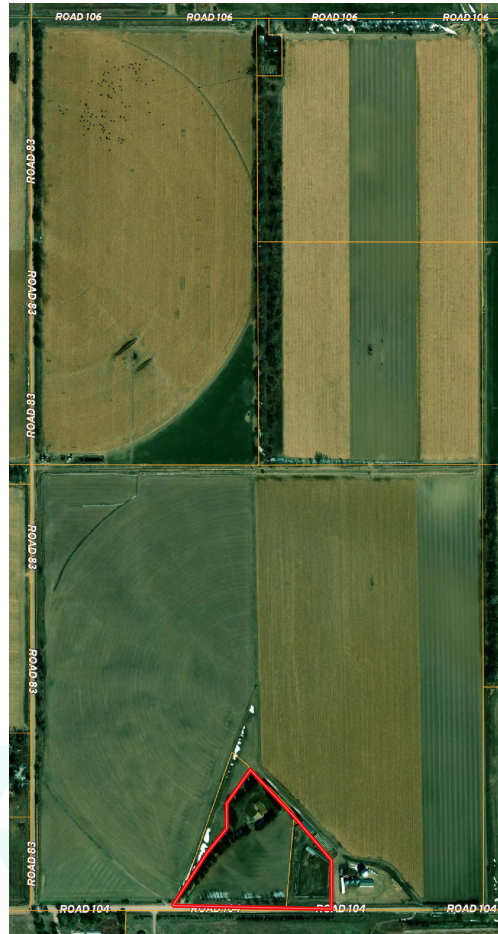
LEGAL DESC.: PT SW ¼ 33-21-51 MORRILL CO. +/- 10 ACRES SUBJECT TO SURVEY.

REAL ESTATE TAXES: \$ 3,293.06 for what tax year: 2021 (subject to change with survey and assessment by county).

LOCATION: From Bayard NE: Take Rd 106 East for 4 miles, then go South on Road 83 for 1 mile then East on Road 104 for ¼ mile. The home is located on the North side of the road.
From Bridgeport NE: Take Hwy 385 approx. 5 miles North, then go West on Road 106 for 6 ½ miles. Then South on Road 83 for 1 mile then East on Road 104 for ¼ mile. The home is located on the North side of the road.

WELL INFO: G-130324 (Domestic)

LISTING PRICE: \$349,500.00



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BRYAN KNOX

Mobile (402) 305-4870

Bayard, NE



www.LandMarketers.com

Tract #3

Property Location

