



MADDEN FARMS

Bushnell, Nebraska

Consisting of 2,240 acres total with 1,600 acres (Tract 1) and 640 acres (Tract 2) in two locations, 11 miles and six miles, respectively, north of Bushnell, Nebraska on County Road 17. The property is generally irrigated farmland (1,200 acres) with some grassland, dry cropland and CRP. The property is irrigated with 10 center pivot sprinkler irrigation systems pumping water from 11 underground wells that range from 300 to 450 feet in depth. The wells are registered to produce 4,790 gallons per minute or 4.24 GPM/ACRE. The sprinkler systems are pressure nozzled for 650 to 700 gallons per minute. The pumps are set from 100 to 140 feet from bottom and powered by electric motors. The sprinklers have various ages from the 1980s with two new pivots (2004) and are in fair to good condition.

Typically, farms in the area use a crop rotation of corn or alfalfa with wheat and pinto beans on the irrigated land and oats and millet hay on the non-

irrigated lands. Tract 1 is improved with a Farmstead consisting of a modern remodeled farm home with four bedrooms and two bathrooms, a steel machine shop (40 x 100), garage, sheds, grain bins and corrals.



Offered for \$1,815,000
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