



NEBRASKA
IRRIGATED FARM
Gordon, Nebraska

A 2,806 deeded acres northern Nebraska contiguous farm and feedlot operation located south of Gordon in Sheridan County offered to the buyer looking for a profitable agricultural venture. The area holds an abundance of water resources, as it is located on top of the Ogallala Aquifer. This location is ideal to produce a multitude of crops from sugar beets, to potatoes to edible beans, to corn, or wheat with an in-demand market for any of these crops nearby. The ground resides south of the town of Gordon and north of the Niobrara River. Gordon is located between the town of Valentine to the east and the town of Chadron to the west. The exact address is 5638 220th Lane, Gordon, Nebraska.



Offered for \$6,500,000
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MASON  **MORSE**
RANCH COMPANY

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ACREAGE

The total deeded acreage is 2,806 deeded acres. The breakdown of the acreage is as follows:

1,941 acres are irrigated deeded acres with 18 irrigation wells and 19 pivots

77 acres are dryland deeded acres

788 acres are deeded grassland

Description	Section	Township	TD	Range	RD	+/- Certified Irrigated Acres	+/- Dryland	+/- Grass
S ½ S ½	3	31	N	42	W	190.4		
S ½; S ½ N ½	9	31	N	42	W	344.3		
All	10	31	N	42	W	293.7		
NW ¼; W ½ SW ¼	14	31	N	42	W	369.8		
All	15	31	N	42	W	433.1		788
N ½	21	31	N	42	W	275.5		
N ½	22	31	N	42	W	272.4		
All (school land lease)	16	31	N	42	W	541.7	71	28

640 acres is school land with eight years remaining on this lease. Of these 640 acres 541 acres are irrigated, 28 acres are grass and 71 acres are dryland.

SOILS

Primarily Sandy Loam mixed with Loamy Sand soil types.
See attached Soils Map

PRODUCTION

Average corn for 2008 was stated at 194 bushels

In 2003 the pioneer corn test plot was documented at 248 bushel

Sugar beet production for 2008 was 28.7 tons

2008 pintos were 32.90 bags

IMPROVEMENTS

A recently remodeled ranch style house is on-site along with a 42'x75' insulated shop. Grain storage is also on-site and holds approximately 150,000 bushels. In addition, there is a 999 head feed yard.

PIVOTS

Field 1 1982 Valley 6 Tower
Field 2 1982 Valley 7 Tower
Field 3 1982 Valley 11 Tower
Field 4 1994 T-L 8 Tower
Field 5 1982 Valley 8 Tower
Field 6 1982 Valley 8 Tower
Field 7 1982 Valley 8 Tower
Field 8 1994 T-L 8 Tower
Field 9 1982 Valley 14 Tower
Field 10 1982 Valley 14 Tower
Field 11 1977 Zim 4 Tower
Field 12 1977 Zim 4 Tower
Field 13 1982 Valley 6 Tower
Field 14 1982 Valley 7 Tower
Field 15 1980 T-L 8 Tower
SI 1991 Lockwood 7 Tower Valley controls
S2 1991 Lockwood 7 Tower Valley controls
S3 1991 Lockwood 7 Tower Valley controls
S4 1992 Lockwood 7 Tower Valley controls

RECREATION AND WILDLIFE

This farm offers some excellent wildlife and hunting attributes in particular for mule deer, elk and pheasant. Both of these game species are prevalent on the property throughout the year and during hunting season. The opportunity for mule deer and pheasant hunting is good enough that they have and can continue to provide an income stream if leased out on a pay-for-hunting basis. Elk are sited on the ranch on occasion. Alternatively, the owner can enjoy this benefit him/herself. Other wildlife that can be seen on the property include coyote, fox, badger, raptors, other small game.

SUMMARY

This efficient operation is enriched by the proximity of the abundant grain storage, home and irrigated cropland that pulls from the Ogallala Aquifer. The water resources are paramount to an exemplar farming opportunity and the up-to-date pivots make this an investment with few downsides. To conclude one could not find a better, more profitable investment for an agricultural venture.

MINERAL RIGHTS

These are negotiable with the seller.

WATER RIGHTS

All those of record or appurtenant to the property will convey. A complete list of well data and water information is on file in our office and available to interested and qualified purchasers.

TAXES

For 2008 the taxes due were \$18,087.38.