



QUICKSILVER FARM

HEMINGFORD, NEBRASKA | 321 ACRES | \$675,000

Quicksilver Farm encompasses 321.08 acres with one center pivot quarter and a dryland quarter located west of Hemingford and off of Highway 2. The farm offers quality production with 129.47 acres under the Valley center pivot and grazing/haying on the remaining acreage. The farm has good rental income production or would fit a farm/ranch operator or investor. Multiple tenants in the area would be available to lease the farm.

Located 8 miles west of Hemingford and 1 mile south of Highway 2, the property is bordered by County Rd Filmore on the north, CR 78 on the West and CR Filmore on the south

Located in the panhandle of Nebraska, Box Butte County is served by Alliance, the county seat which offers nearly all services. Box Butte County is north of the North Platte River Valley and is comprised equally of farmland and ranchland. Scottsbluff, NE is 60 miles southwest and the next largest town. Denver is 256 miles away, Rapid City is 142 miles north and North Platte is 187 miles southeast of Hemingford.

ACREAGE

Acreage per Assessor records is 321.08 acres consisting of the following:

129.47 acres Irrigated

16.91 acres Dryland cropland

83.25 acres expired CRP grass

85.45 acres native grassland

6 acres of County Road 78 on west boundary

The Soils are primarily Alliance Loan and Rosebud Canyon loams with capability ratings of 2e to 4e on irrigated lands and capable of raising 200-bushel corn yields or better subject to management capability.

The dryland quarter has a runoff creek bottom with a large earthen reservoir in it. The lowland area is typically used for hay production. The expired CRP grass has remaining tree rows with cedar trees. The tree CRP in the area helps attract and provides habitat for wildlife such as deer, small animals and game birds. The irrigated crops typically grown in the area and capable of production on the property include corn, wheat, beans, sunflowers, hay and sugar beets.



WATER RIGHTS & IRRIGATION EQUIPMENT

A permitted well G-067572 serves the property and is nozzle at 650 gallons per minute. The well is 392 feet in total depth with static water level of 220 feet. The permit is in the Upper Niobrara White NRD and allocated with 60 acre-inches of appropriation over 5 years.

The center pivot is a 2002 Valley system in good condition with 100 HP U S Electric motor.

SUMMARY

Quicksilver Farm is a rare Nebraska ag investment: 321 acres of productive irrigated cropland paired with quality grazing and hay ground just west of Hemingford. With 129+ acres under a Valley center pivot and strong soils capable of excellent yields, this property offers dependable income potential for an operator or investor alike. The combination of versatile agricultural use, rental income opportunities, and Nebraska Panhandle location make Quicksilver Farm a compelling entry into quality farmland ownership.



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