



FLANAGAN FAMILY FARM

HARRISBURG, NEBRASKA | 624 ACRES | \$1,300,000

The Flanagan Family Farm encompasses approximately 624.78 acres of irrigated cropland, dryland, and grassland, ideally situated just a half mile north of Nebraska State Highway 88 and six miles north and four miles west of Harrisburg, Nebraska. The farm features two irrigated circles totaling 238.92 acres, 158.4 acres of dry cropland, including a recently expired CRP parcel, and 239.92 acres of grassland. With quality irrigation infrastructure and a balanced mix of productive land types, the Flanagan Family Farm presents an excellent agricultural opportunity. A long-term lease with a local operator is set to expire this fall, allowing flexibility for future ownership or continued lease arrangements.

The property is ideally situated just a half mile north of Nebraska State Highway 88 and six miles north and four miles west of Harrisburg, Nebraska. The property lies 24 miles southwest of Scottsbluff and 34 miles northwest of Kimball, offering convenient access to regional markets and services.

The Flanagan Family Farm property consists of two irrigated circles (238.92 acres), dry cropland (158.4 acres) including a parcel that expired from CRP this past September and the remainder grassland (239.92 acres). There are no building improvements.



ACREAGE DETAILS

The acreage consists of 625+/- acres with the Legal Description, Assessor Parcel #s, Acreage and Crops as follows:

East pivot quarter - NW4 less 11.05 Ac Tract in E2NW4 6-19-56 - Parcel #040011542 - 147.71 ac. Planted to Alfalfa.

Middle dryland/grass quarters - N2 and 3.173 Ac Tract of NW4SE4 of Sec 1-19-57 - Parcel # 040014061 - 318.64 ac. Planted in 2025 to dryland corn.

West pivot quarter - NE4 Sec 2-19-57 - Parcel #040014096 - 158.43 ac. Planted in 2025 to Sunflowers.

SOIL

The soil is primarily fine sandy loams (Vetal and Alice series) with some loamy fine sand (Valent series).

WATER & WELLS

The irrigated land has 256.1 certified acres of water with 70-acre inches available over the 5-year period beginning 2025 from wells via the North Platte Natural Resource District. The Pumpkin Creek drainage is administered by the North Platte NRD out of Scottsbluff, Nebraska.

There are several registered wells, and a list can be obtained from the listing brokers. The west pivot is filled from and above ground pond where the water is sourced from 3 wells. The east pivot has 6 wells that feed directly into that pivot.

The irrigation equipment consists of the following:

West Pivot: 2020 Reinke, 8 Tower, nozzled at 550 gpm

East Pivot: 1988 Reinke, 8 Tower, nozzled at 600 gpm

The East Pivot is irrigated from a well on the northeast side direct into the pivot. The West Pivot is irrigated by a series of 4 submersible wells pumping into a holding pond and then charged into the pivot.

LOCALE

The area is characterized by mixed agricultural operations consisting of grassland, dry crop land and irrigated crop land. There is a mix of owned and leased operations with good demand for land available for lease. Many of the operations are mixed crop and livestock operations. There are a number of commercial feedyards within 40 miles of the property. The area has a growing elk herd, and the farm qualifies for a landowner elk permit. Please the Nebraska Game and Parks regulations for specifics.







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