

LAND FOR SALE



South Wellfleet Farm & Range

494.83± ACRES | LINCOLN COUNTY, NEBRASKA

This is a balanced farm with irrigated, dryland, and CRP cropland, with canyon rangeland. The property is host to abundant wildlife habitat and is located in the Nebraska Game and Parks Elk Management Area #5. It is also located just one mile southwest of the Cedar Valley State Wildlife Management Area.

Full Listing Details Online!



LISTING AGENT:

BRUCE DODSON, AFM

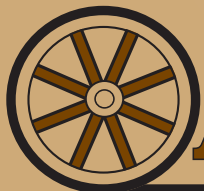
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*Kent Richter, Scott Speck, Bruce Dodson, Faith Correll,
D.J. Lunkwitz, Bonnie Downing, Chase Dodson*



Offered exclusively by:

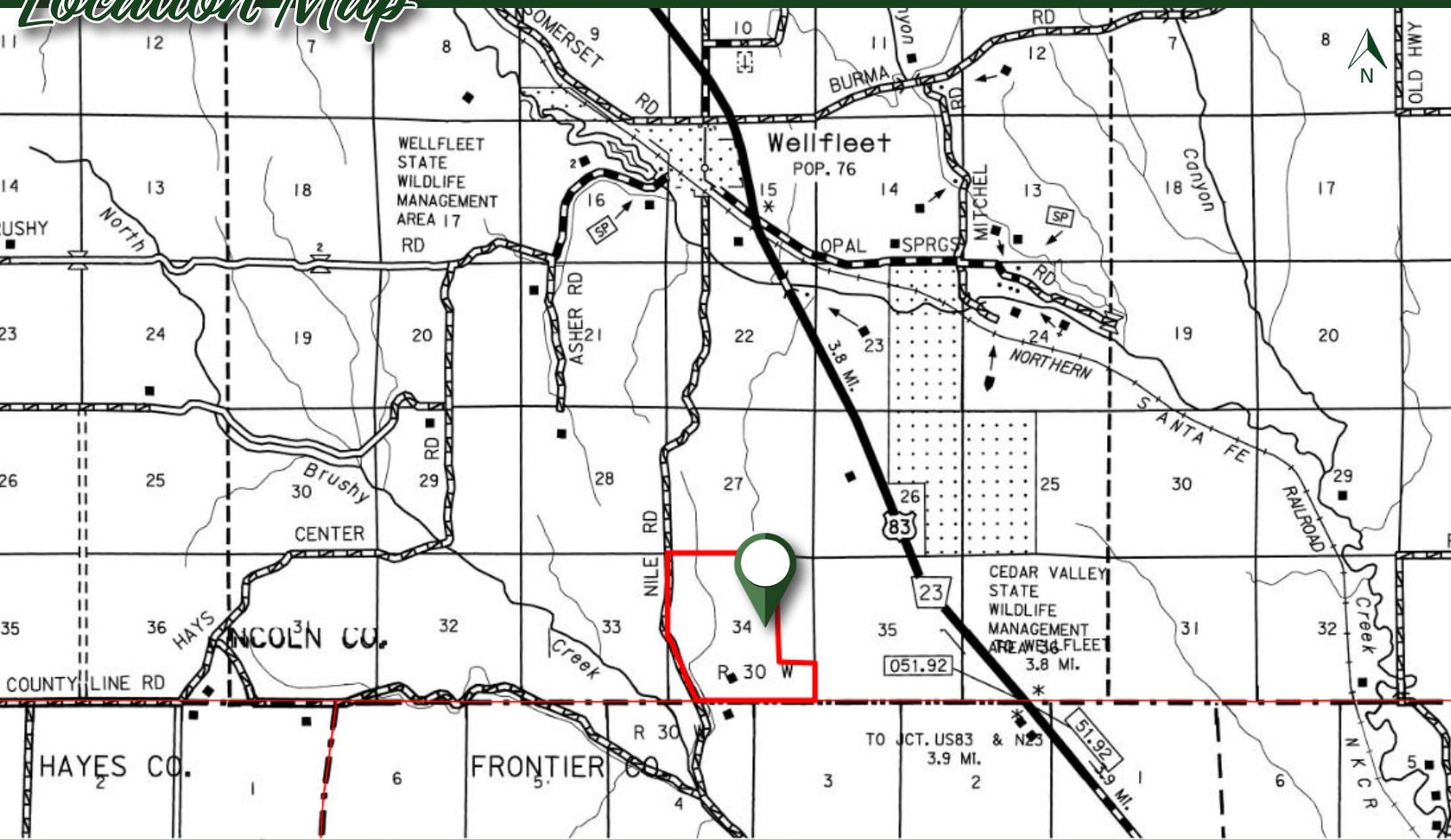


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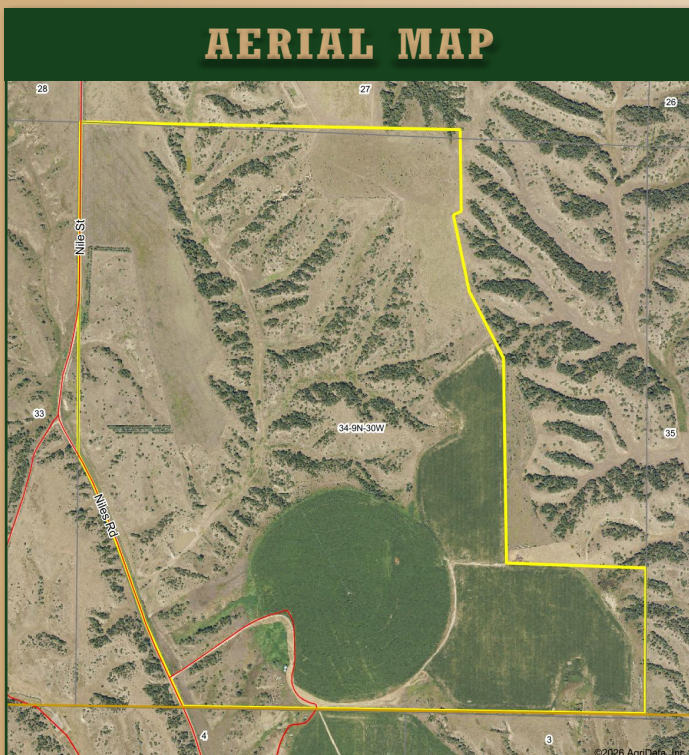
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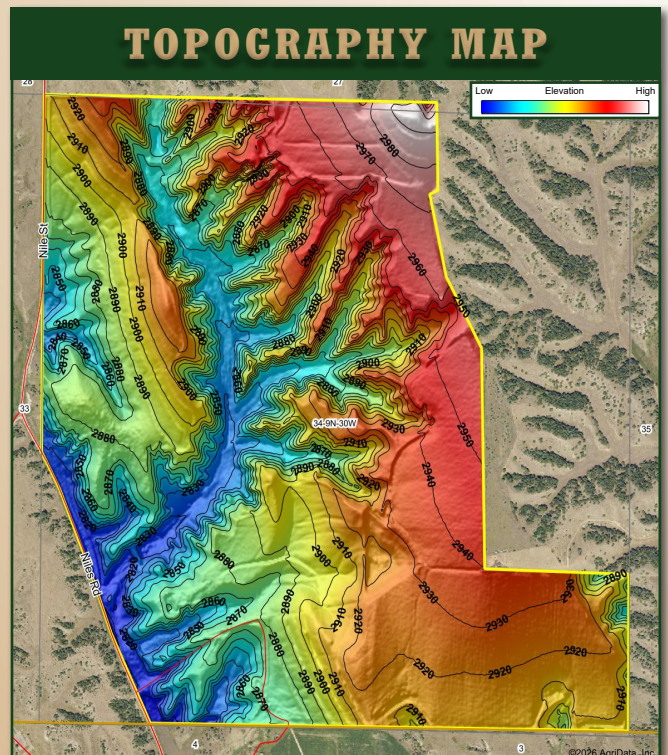
Location Map



AERIAL MAP

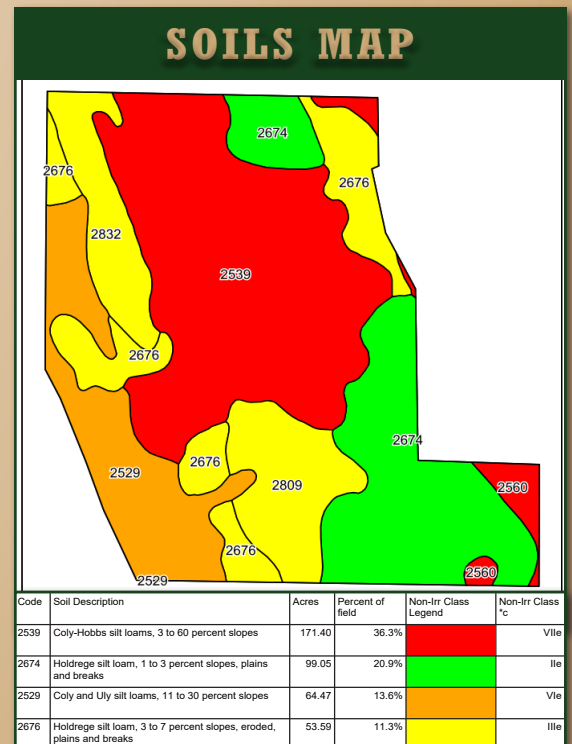
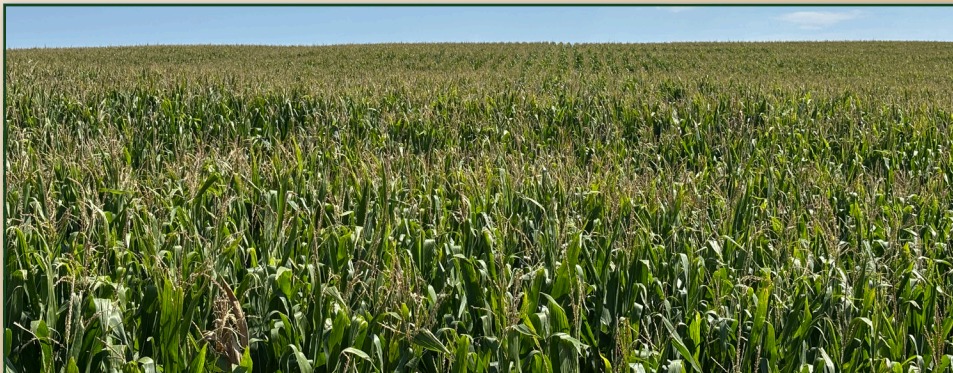


TOPOGRAPHY MAP



Property Details

LEGAL DESCRIPTION:	PT. W½E½, SE¼SE¼ & W½ EXCEPT 25.17 A. Section 34-T9N-R30 West the 6th P.M. in Lincoln County, Nebraska		
LOCATION:	Located approximately 3 miles south of Wellfleet, NE, on Nile Rd.		
ACRES & TAXES:	494.83 tax-assessed acres, less approximately 15 acres fenced-out in part of the W½NE¼ 2025 Real estate taxes due in 2026: \$6,359.32		
LAND USE:	233.00 acres	Range	
	60.80 acres	Pivot Irrigated Cropland	
	49.40 acres	Winter Range	
	45.90 acres	Gravity Irrigated Cropland	
	37.25 acres	CRP expiring 9/30/2030; annual payment \$1,548 (\$41.55/acre/year)	
	29.00 acres	Non-Irrigated Cropland	
	17.05 acres	Range Fenced Out	
	7.73 acres	Road/Waste	
LIVESTOCK WATER:	Provided by an electric pump-jack and 2 stock dams		
EQUIPMENT:	(1) Reinke 6-tower center pivot, (1) 100 HP electric motor, (1) electric pump jack, stock tank, and all owned fences.		
WELL REGISTRTION:	Well #: G-029983 Drilled June 6, 1968, 1,000 GPM, 192' static, 235' pumping		
NRD:	Middle Republican Natural Resources District, 129.0 CIAs with 60 inches for the 2023 to 2027 allocation period (12 inches/year). At the end of the 2025 pumping season, there were 53 inches remaining.		
PRICE:	\$1,270,000.00		





Productive farm with grazing lands.
Excellent wildlife habitat for elk, deer,
turkey, and upland game birds. For more
information, call Bruce Dodson at
(308) 539-4455.



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