

LAND FOR SALE



157.85 acres

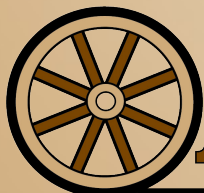
Fulton Farm

SHERMAN COUNTY, NEBRASKA



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Property Information

LEGAL DESCRIPTION: E1/2 NE1/4 & E1/2 SE1/4 Section 17-T15N-R16W of the 6th P.M., Sherman County, Nebraska

LIST PRICE: **\$1,300,000**

LOCATION: Located approximately eight miles north of Litchfield or ten miles west of Loup City (Highway 92 and 464th Avenue)

TOTAL ACRES: 157.85 tax-assessed acres

PROPERTY DESCRIPTION: Fulton Farm is a certified organic, linear-irrigated property that is well suited for intensive grazing, featuring a thoughtfully designed cross-fencing system that supports efficient pasture rotation and livestock management with strategically placed water sites.

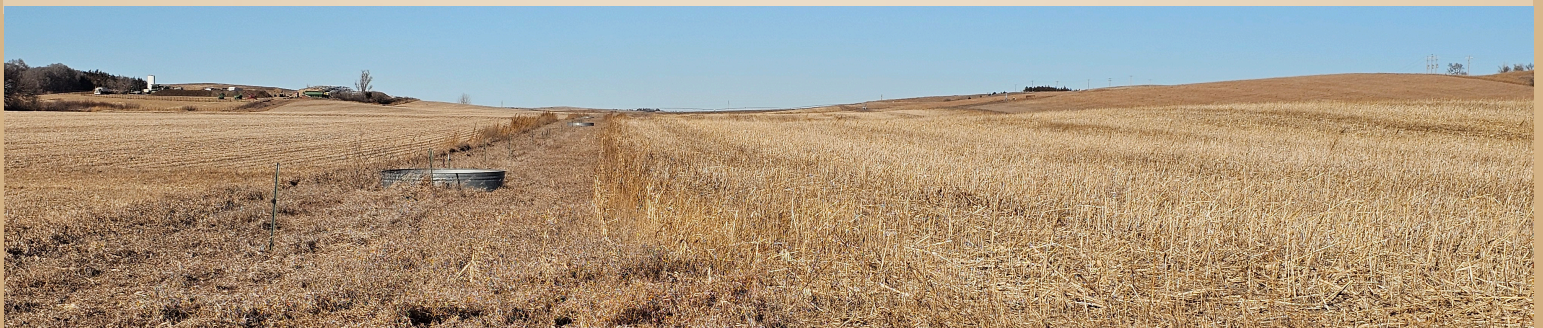
REAL ESTATE TAXES: 2025: \$4,887.98

AMENITIES: Property is cross-fenced with high-tensile wire for intensive grazing. 16 water sites are located throughout.

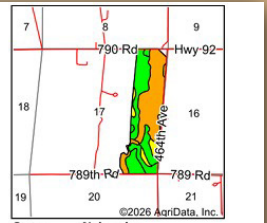
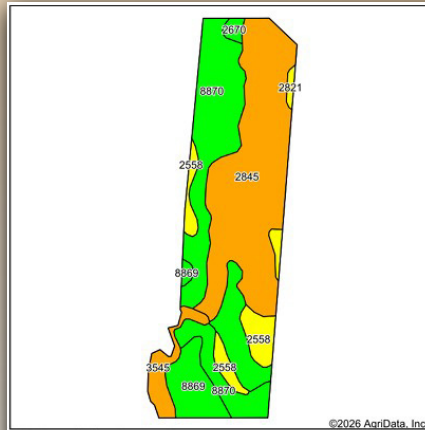
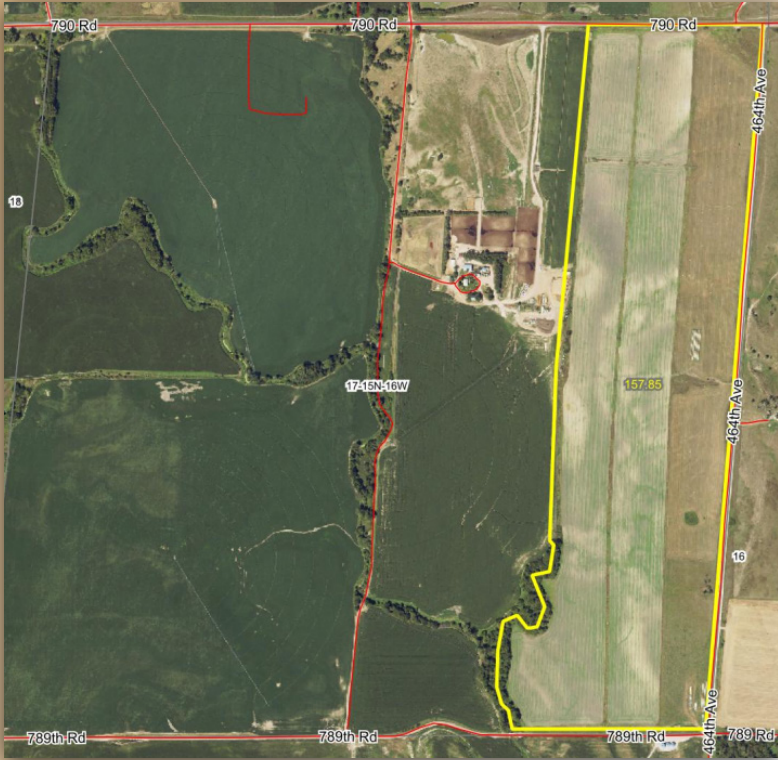
LEASE/ POSSESSION: Full possession at closing.

SOILS SUMMARY: Soils consist of Class I, II, III, IV, and VI Holdrege, Hord, Hobbs, Coly, and Uly silt loams with slopes of 0-17%.

IRRIGATION INFORMATION/ WELL DATA: Well Registration: G-038105
 1,200 GPM
 Static Water Level: 77ft.
 Pumping Level: 145ft.
 Reinke 5-tower Linear System
 Western Land Roller Pump
 Randolph 150HP Gearhead
 Caterpillar Diesel Power Unit
 Fulton Farm is located in the Lower Loup NRD and contains 147.00 certified irrigated acres.



Property Maps



State: **Nebraska**
 County: **Sherman**
 Location: **17-15N-16W**
 Township: **Harrison**
 Acres: **157.85**
 Date: **1/8/2026**

 **AGRI AFFILIATES, INC.**
 Providing Farm - Ranch Real Estate Services

 **surety**
 Map Provided by:  **AgriData, Inc.**

Soils data provided by USDA and NRCS.

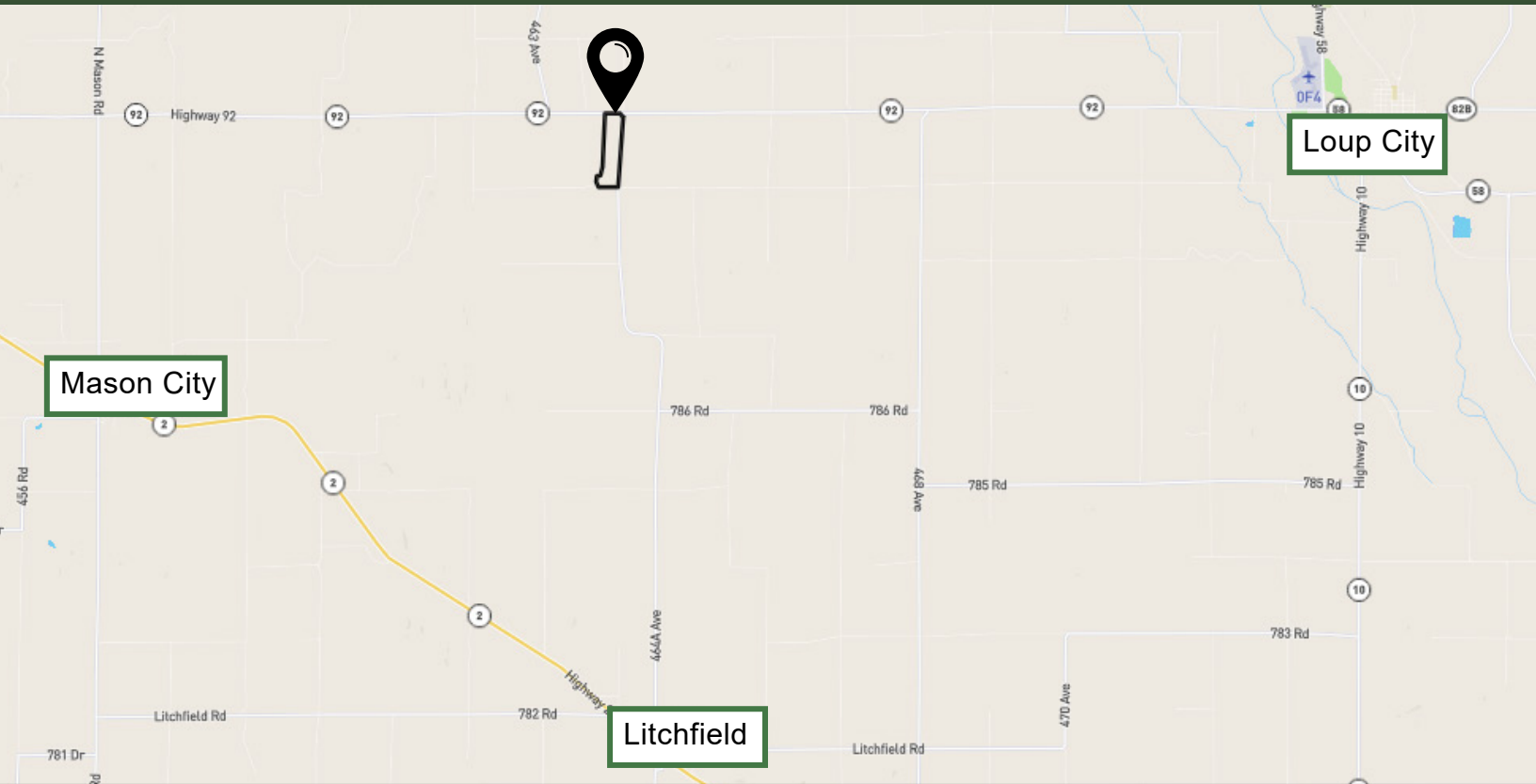
Area Symbol: NE 163, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class °c	Irr Class °c	SRPG	°n NCCPI Corn	°n NCCPI Soybeans
2845	Uly-Coly silt loams, 11 to 17 percent slopes, eroded	67.29	42.8%			Vle		41	58
8870	Hord silt loam, 1 to 3 percent slopes	43.79	27.7%			Ile	74	52	72
2870	Holdrege silt loam, 3 to 7 percent slopes	13.15	8.3%			Ille	69	48	71
8869	Hord silt loam, 0 to 1 percent slopes	12.79	8.1%			Ilc	75	52	74
2558	Coly-Uly silt loams, 8 to 11 percent slopes, eroded	12.65	8.0%			Ive	58	42	60
3545	Hobbs silt loam, channeled, frequently flooded	7.18	4.5%			Vlw	53	31	38
2821	Uly silt loam, 8 to 11 percent slopes, eroded	1.00	0.6%			Ive	62	43	62
Weighted Average							4.14	°n 45.2	°n 63.5

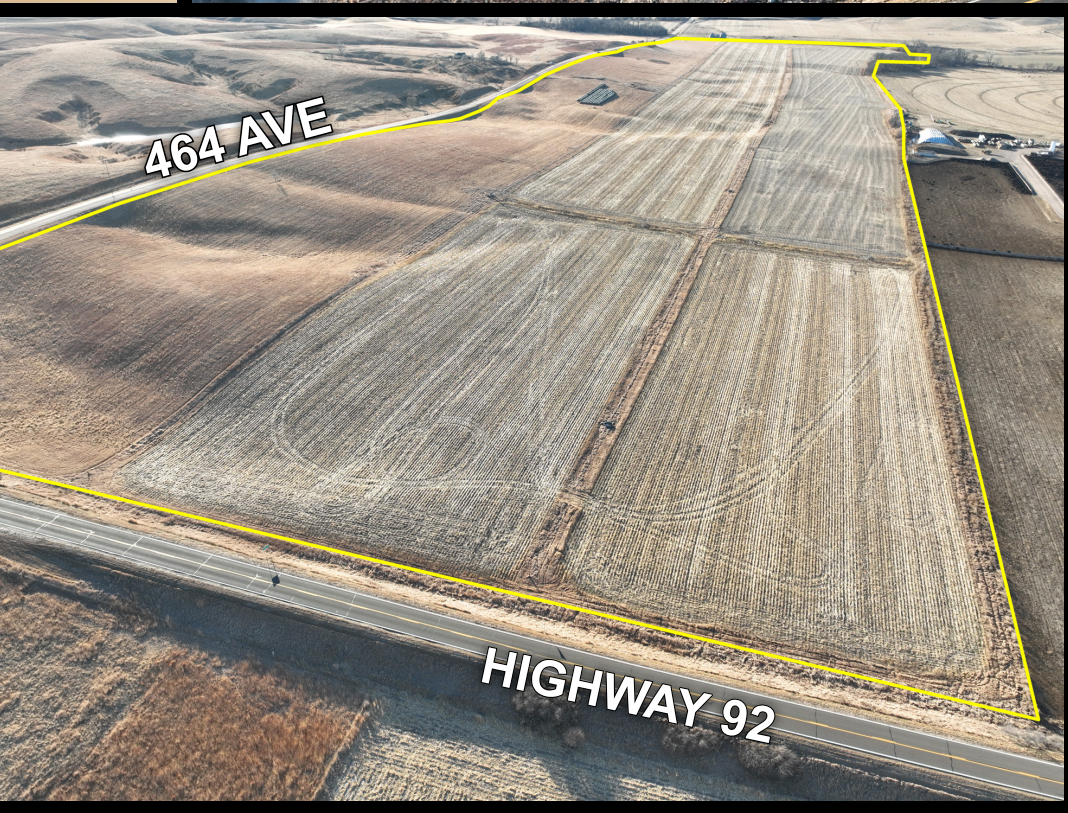
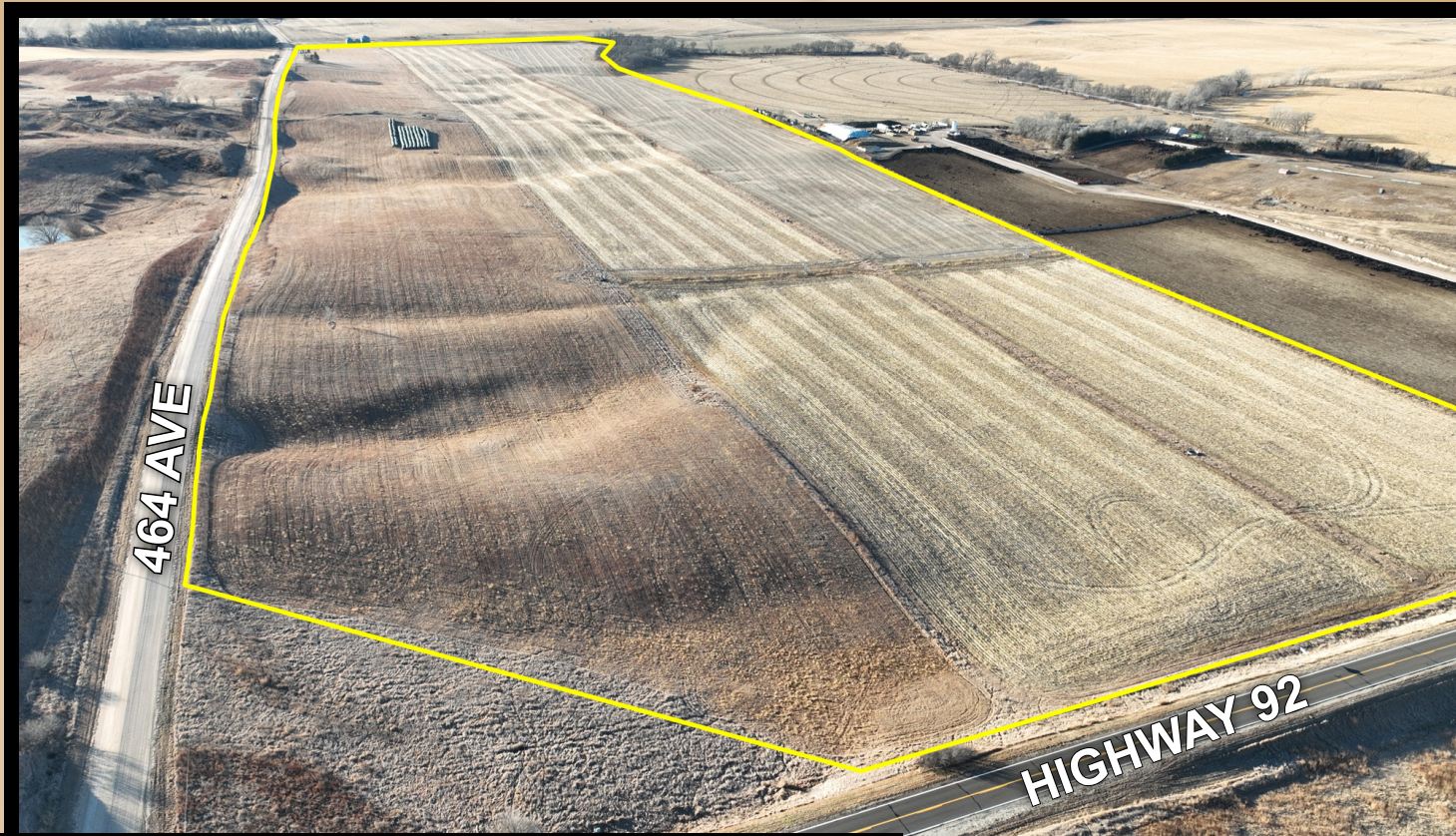
*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

** Irr Class weighted average cannot be calculated on the current soils data due to missing data.



Aerial Images



*Views from
the north
boundary*

Property Diagram



Fulton Farm

VIEW FROM THE SOUTH



VIEW FROM THE SOUTH



VIEW FROM THE EAST

