

LAND FOR SALE



Fulton Farm

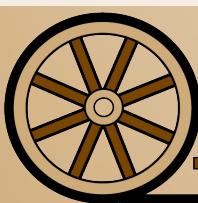
SHERMAN COUNTY, NEBRASKA



LISTING AGENT:
Kent Richter

C: 308.627.6465
E: Kent@AgriAffiliates.com

Salespeople: Bart Woodward, Broker; Bryan Danburg; Mike Wilken;
Bonnie Downing; Adam Pavelka; and Dallas Dodson



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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

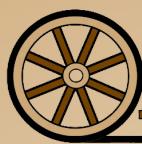
AMENITIES: Property is cross-fenced with high-tensile wire for intensive grazing. 16 water sites are located throughout.

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%.

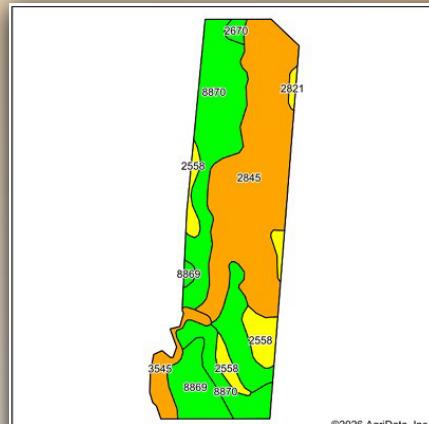
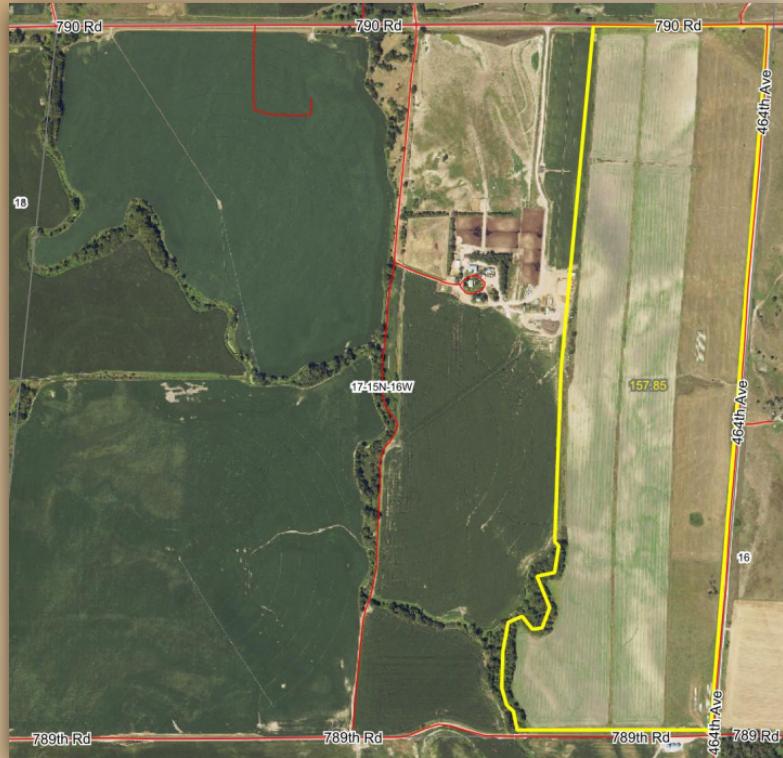
IRRIGATION INFORMATION/ WELL DATA: Well Registration: G-038105
1,200 GPM
Static Water Level: 77ft.
Pumping Level: 145ft.
Reinke 5-tower Linear System
Western Land Roller Pump
Randolph150HP Gearhead
Caterpillar Diesel Power Unit
Fulton Farm is located in the Lower Loup NRD and contains 147.00 certified irrigated acres.





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Property Maps



Soils data provided by USDA and NRCS.

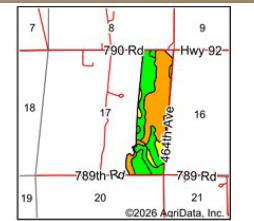
Area Symbol: NE163, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	Non-Irr Class	Non-Irr Class %c	Irr Class	SRPG	Yield NCCP1 Corn	Yield NCCP1 Soybeans
2845	Uly-Col silt loam, 11 to 17 percent slopes, eroded	87.29	42.8%	IVe				41	58
8870	Hord silt loam, 1 to 3 percent slopes	43.79	27.7%	IIe	IIe	IIe	74	52	72
2870	Holdrege silt loam, 3 to 7 percent slopes	13.15	8.3%	IIIe	IIIe	IIIe	69	48	71
8869	Hord silt loam, 0 to 1 percent slopes	12.79	8.1%	IIIC	IIIC	IIIC	75	52	74
2558	Col-Uly silt loam, 6 to 11 percent slopes, eroded	12.65	8.0%	IVe	IVe	IVe	56	42	60
3545	Hobbs silt loam, channeled, frequently flooded	7.18	4.5%	VIW			53	31	38
2821	Uly silt loam, 6 to 11 percent slopes, eroded	1.00	0.6%	IVe	IVe	IVe	62	43	62
Weighted Average								4.14	* 39.6 *n 45.2 *n 63.5

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

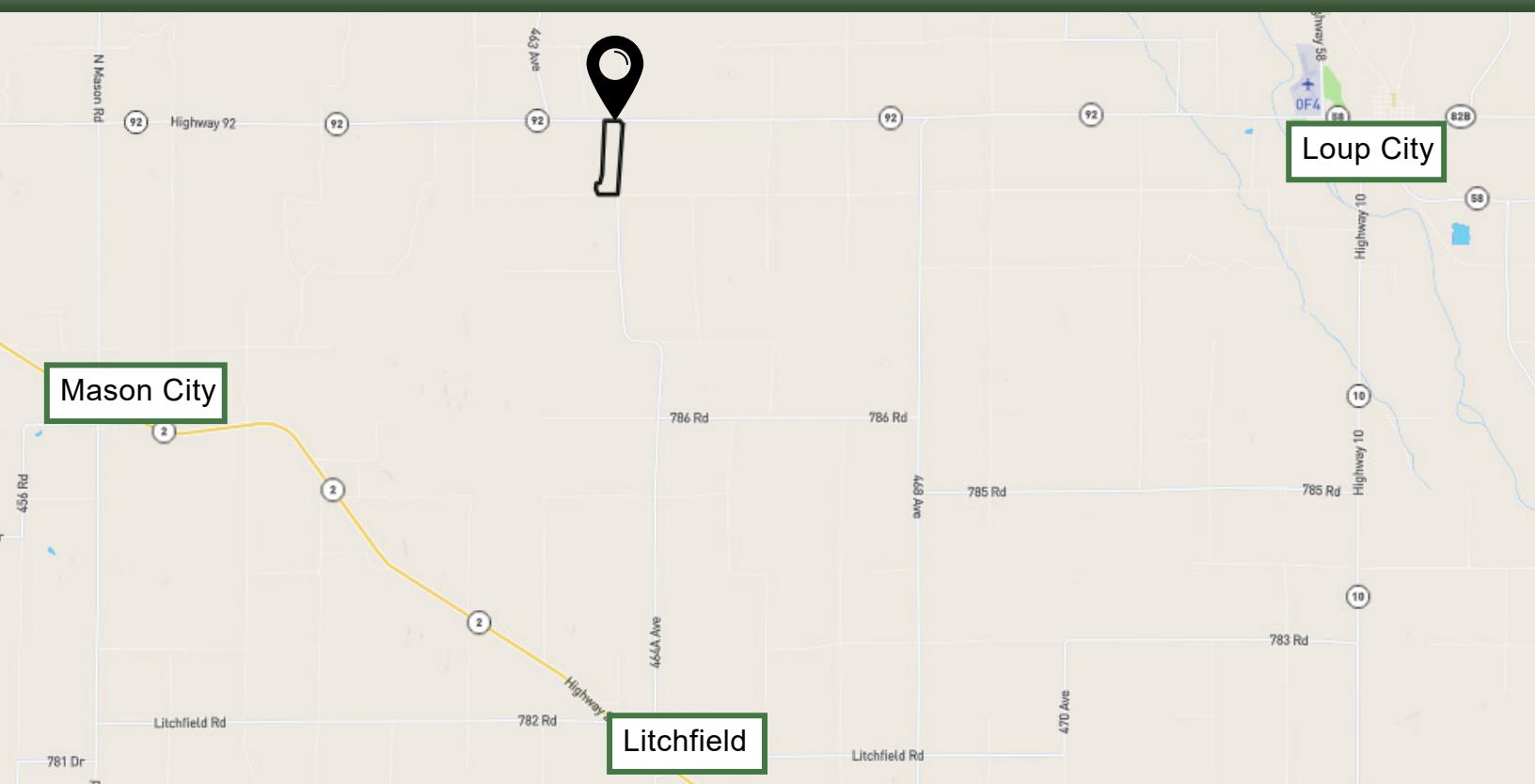
*: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

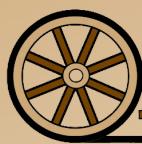


State: **Nebraska**
County: **Sherman**
Location: **17-15N-16W**
Township: **Harrison**
Acres: **157.85**
Date: **1/8/2026**

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Providing Farm - Ranch Real Estate Services

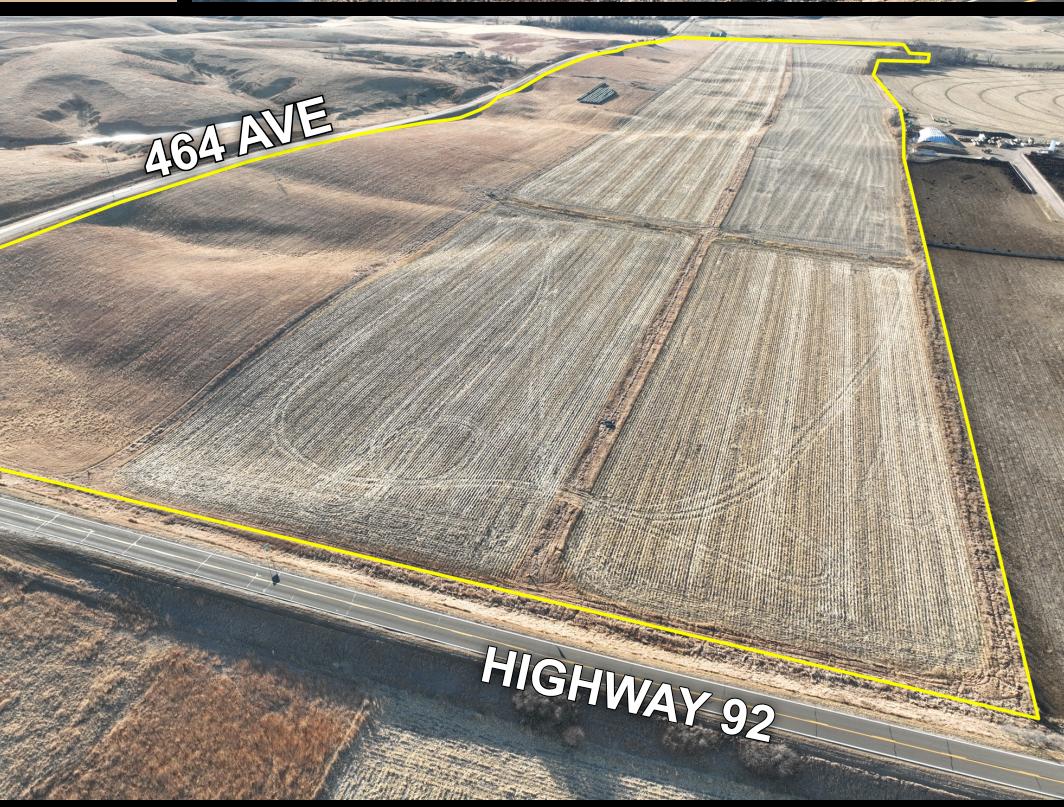
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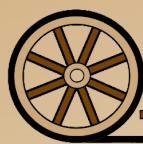


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Aerial Images



*Views from
the north
boundary*



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Property Diagram





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Fulton Farm

VIEW FROM THE SOUTH



VIEW FROM THE SOUTH



VIEW FROM THE EAST

