

# Big Springs Home & Farm

Big Springs, Keith County, Nebraska



*Where historic charm meets opportunity!*

## Step into this historic homestead -

The two-story home features five bedrooms and three bathrooms, a fully finished basement, and beautiful original wood detailing throughout—showcasing craftsmanship that has stood the test of time.

Beyond the house, the property includes a large, historic barn and approximately 413± acres of rangeland and cropland, offering abundant agricultural potential and open-country appeal. This homestead, owned by the same family for more than 82 years, combines history, space, and endless opportunity for a working operation or private retreat.



Bonnie Downing, ARA

## LISTING AGENT:

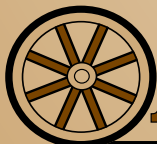
**BONNIE DOWNING**

**C: 308.530.0083**

Bruce Dodson, Chase Dodson, D.J. Lunkwitz,  
Faith Correll, Don Walker



See more info &  
browse full gallery



Offered exclusively by:

**AGRI AFFILIATES®**

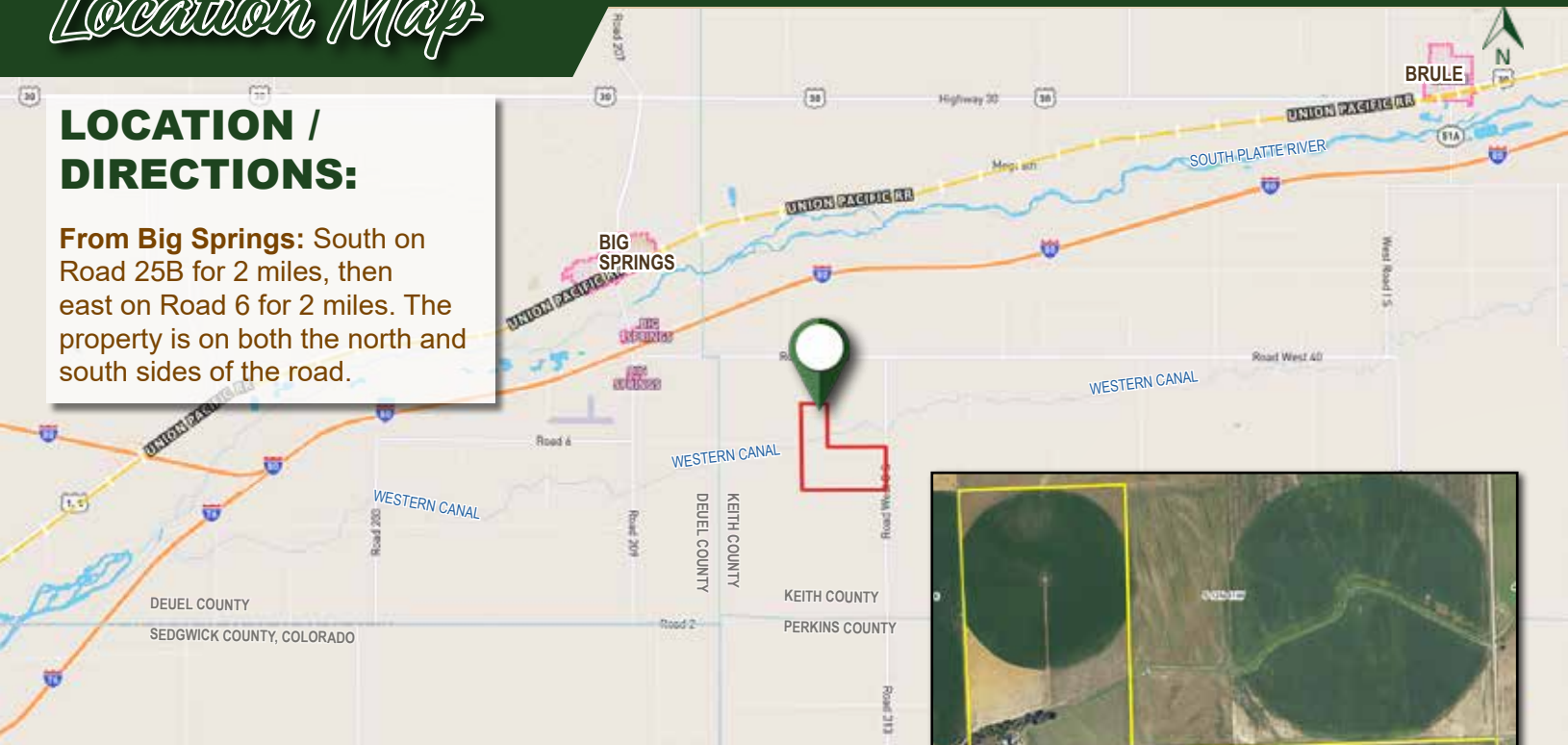
**Broken Bow, NE • AgriAffiliates.com • 308.872.1323**

Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but the information is not guaranteed. Prospective Buyers should verify all information. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate. As with any agricultural land, this property may include noxious weeds. Agri Affiliates, Inc. and all agents are acting as Agent of the Seller.

## Location Map

### LOCATION / DIRECTIONS:

**From Big Springs:** South on Road 25B for 2 miles, then east on Road 6 for 2 miles. The property is on both the north and south sides of the road.



### LEGAL DESCRIPTION & PROPERTY ADDRESS:

SW $\frac{1}{4}$  Except Tract in E $\frac{1}{2}$ SW $\frac{1}{4}$  Section 5; N $\frac{1}{2}$  Section 8, Township 12 North, Range 41 West of the 6th P.M. in Keith County, Nebraska.

#### House Site Address:

1651 Road West 30  
Big Springs, Nebraska



### TAXES & ACRES:

413± Tax-assessed acres  
2024 Taxes paid in 2025: \$7,764.34

### ASSESSOR LAND USE:

212.63 acres	Pasture / Rangeland
125.60 acres	Dry Cropland
56.95 acres	Pivot Irrigated Cropland
10.48 acres	Roads / Waste
4.80 acres	Buildings / Site
2.54 acres	Shelter Belt

### NRD:

79.24 Certified Irrigated Acres in the Twin Platte Natural Resources District

### WATER RIGHTS & WELL REGISTRATIONS:

69.56 acres of water rights through Western Irrigation District  
Well Registration # A-007158 - 1,122 gpm  
Well Registration # G-070028 - 550 gpm, pumping level of 53 ft. and depth of 150 ft.

### EQUIPMENT:

2019 Valley center pivot. 40hp U.S. electric motor and Western Land Roller pump.

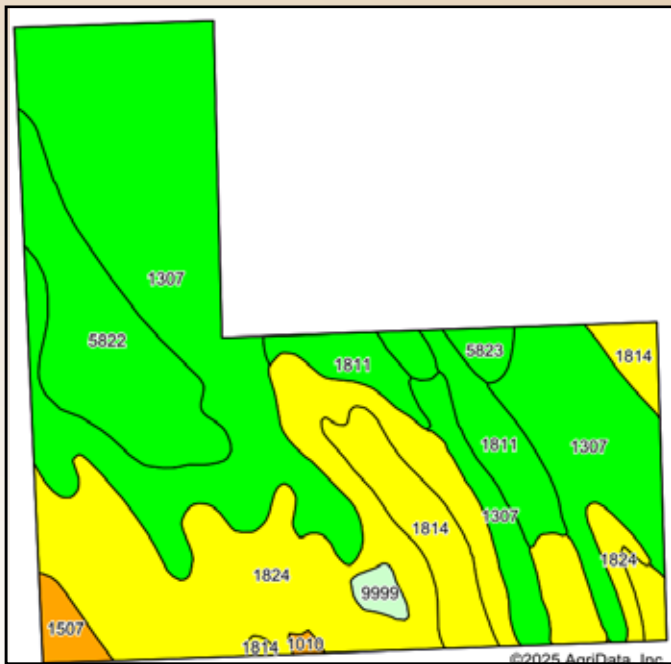
### PRICE:




**\$1,575,000**





## Property Details



Code	Soil Description	Acres	% of Field	Legend	Non-Irr Class*
1307	Bayard very fine sandy loam, 1 to 3 percent slopes	182.19	44.2%		Ile
1824	Satanta-Dix complex, 3 to 9 percent slopes	105.29	25.5%		IVe
5822	Duroc loam, terrace, 0 to 1 percent slopes	45.03	10.9%		I

\* Remaining in Class II and III soils. Full soils map available on online listing or available upon request.





## Home Details

*1651 Road West 30  
Big Springs, Nebraska*

### HOME SIZE & ROOMS:

1½ Story Home, approximately 2,290 sq. ft. w/ 1,796 sq. ft. finished basement.

- 5 Bedrooms (2 on main level, 3 on second floor).
- 3 Full bathrooms (2 on main level and 1 on second floor).
- Basement - living area, bar, laundry, & storage rooms.

### AMENITIES:

- Featuring a rare, fully functional laundry chute from the second floor to basement
- House & garage roofs replaced in 2013 with premium asphalt shingles & new 4" gutters.
- Central heating & air conditioning, recently serviced.
- Culligan drinking system, updated in 2024.
- Water heater, new in 2017.
- Water softener.
- Two domestic wells.







*Rich, original woodwork adds warmth and historic charm to every room.*







## *Basement Level*

Features generous living space complete with a wet bar, ample storage, and a rare fully functional laundry chute from the second floor.





## *Outbuildings*



### **HISTORIC BARN**

7,104 sq. ft. barn featuring a tin roof, recently spot-repaired after a hailstorm, and newly painted siding. The barn has both dirt and concrete flooring, a loft storage area, tack and storage rooms, and a small stall area. A large overhead door provides easy access for storing farm equipment.



### **DETACHED GARAGE**

360 sq. ft. detached garage with concrete flooring and workshop room.

### **BARN**

2,400 sq. ft. storage/equipment barn.

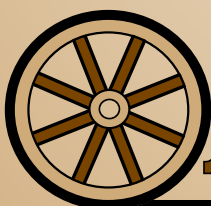
### **BIN SITE**

Four older grain bins providing a combined total of over 12,735 bushels of storage.





**More Property Pictures  
Available Online!**  
*Showing by Appointment Only!*



**AGRI AFFILIATES®**

*Helping Clients Achieve Their Real Estate Goals*

**Broken Bow, NE • AgriAffiliates.com • 308.872.1323**