

# LAND FOR SALE



## North Trenton Pivots

238 ± ACRES | HITCHCOCK COUNTY, NEBRASKA

Productive farm including organic and conventional cropland with grain storage on site.



Bruce Dodson, AFM

### LISTING AGENT:

**BRUCE DODSON, AFM**

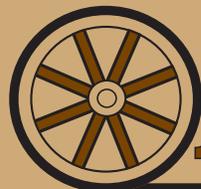
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*Chase Dodson, D.J. Lunkwitz, Bonnie Downing, Faith Correll,  
Kent Richter, Mike Wilken*



See Full Online Listing

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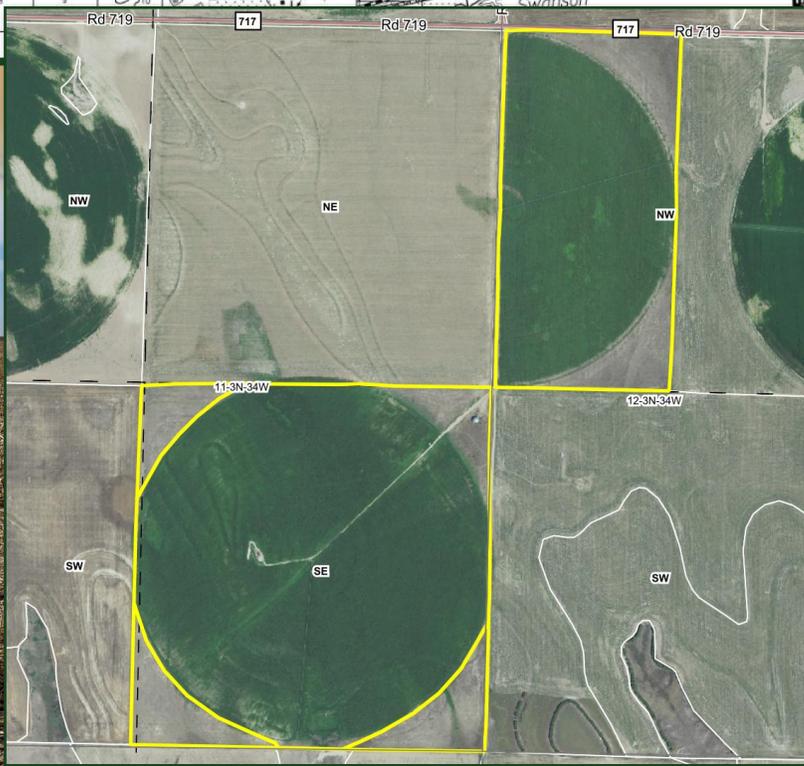
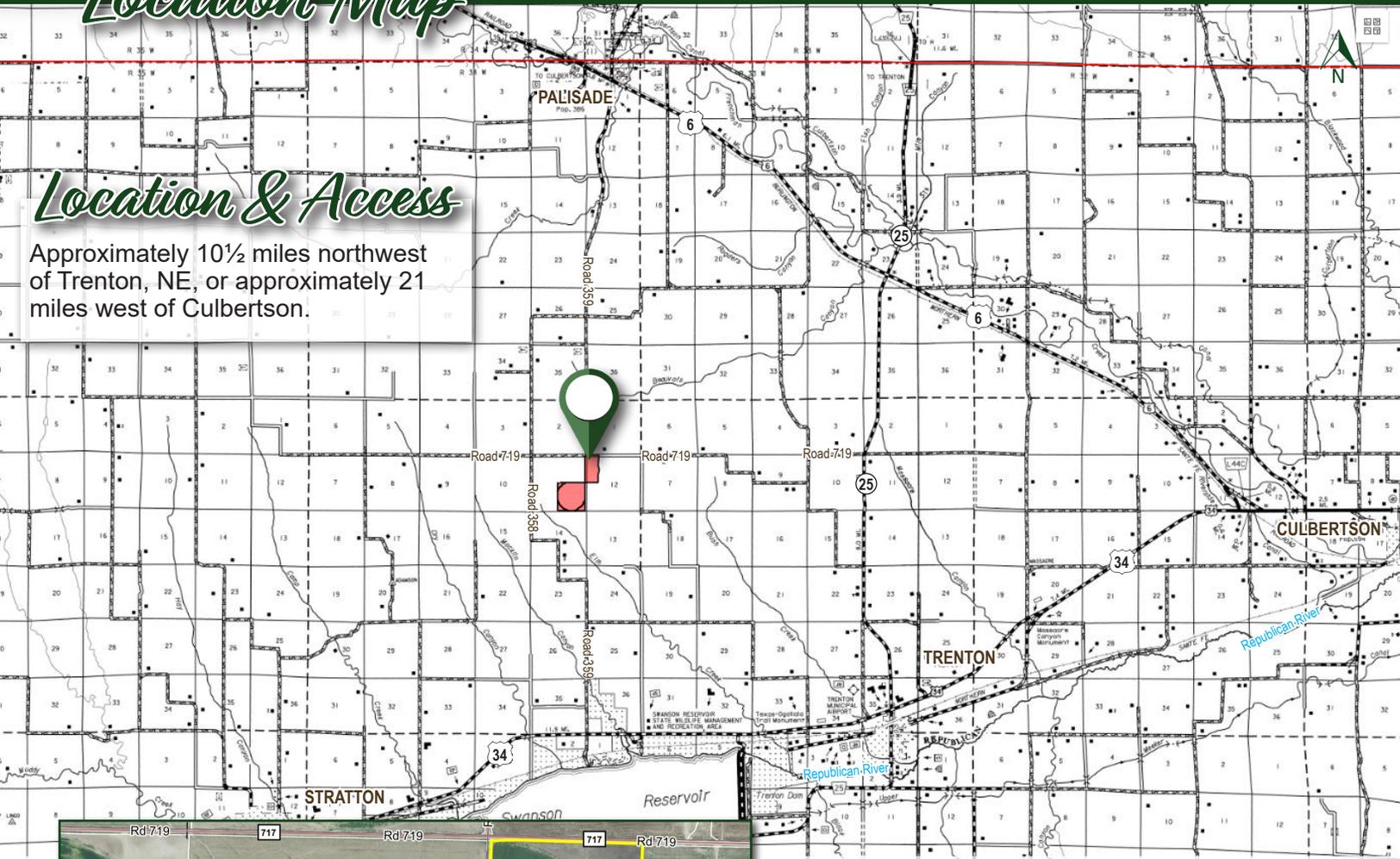
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# Location Map

## Location & Access

Approximately 10½ miles northwest of Trenton, NE, or approximately 21 miles west of Culbertson.



## Property Details

**LEGAL DESCRIPTION:** SE¼ Section 11; W½NW¼ Section 12, Township 3 North, Range 34 West of the 6th P.M. in Hitchcock County, Nebraska.

**ACRES & TAXES:** 238± Tax-assessed acres  
2025 Real estate taxes due in 2026: \$4,865.90

**LAND USE:**

187 acres	Irrigated Cropland
38 acres	CRP
7 acres	Dryland
1 acre	Roads/Waste

**WATER RIGHTS:** Well Registration #G-001014

**NRD:** 187 Certified irrigated acres with 37.2 Ac/In. remaining for 2026 and 2027 in the Middle Republican Natural Resources District.

**EQUIPMENT:**

- 2-Center pivot irrigation systems with drop nozzle packages.
  - North pivot is a Valley 8000 with Icon 5 control panel.
  - South pivot converted T&L to Valley with standard Valley panel.
- 1-125 hp GE irrigated motor and Wintroath pump.

**FARM SERVICE AGENCY INFO:** 231.7 total cropland acres with 178.71 acres corn base @ 160 bu PLC yield; 9.9 acres soybean base @ 57 bu PLC yield; and 3.77 acres wheat base @ 65 bu PLC yield.  
USDA CRP contract #111190 (22.5 acres in 2020) and #11189A (15.44 acres in 2020). CRP payment \$44/acre through 2030. Mid contract management was completed.

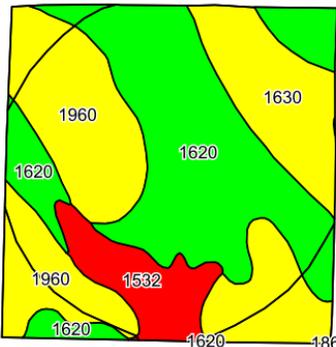
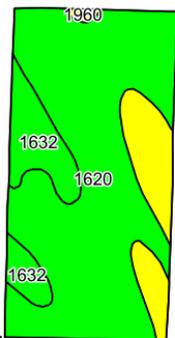
**BUILDING SITE:** (2016) Steel bin with drying floor, unloading auger and fan.

**POSSESSION:** Full possession at closing.

**PRICE:** **\$1,790,000**



Strong nutrient profile due to historic manure application.



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### CROPLAND SOILS MAP

Code	Soil Description	Acres	% of Field	Legend	Irr Class*
1620	Keith silt loam, 1 to 3 percent slopes	123.85	52.4%		11e
1630	Keith silt loam, 3 to 6 percent slopes eroded	46.35	19.6%		IIIe
1960	Buffalo Park silt loam, 3 to 6 percent slopes	41.84	17.7%		IVe

\* Remainder in class II soils. Full soils map available on the online listing or ask the listing agent.

# Productive farm offering organic and conventional cropland!

Onsite grain storage and strong nutrient levels from historic manure use - making it a solid investment opportunity.

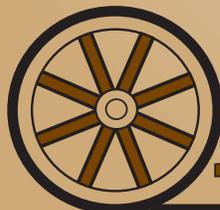


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