



📍 Nance County, NE

140± ACRES IRRIGATED FARMLAND + PASTURE FOR SALE



DESCRIPTION:

This productive farm features a combination of pivot-irrigated and gravity-irrigated land, supplied by a pumping system drawing over 1,000 GPM from the Loup River. According to the DWEE, the property includes 104 certified irrigated acres, with approximately 91 acres currently in active irrigation. Additionally, the farm offers a well-maintained, fenced pasture, ideal for those looking to incorporate grazing land into their operation. If you are seeking to expand your agricultural acreage, this property merits your consideration. It is a strong offering that will not disappoint.



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DIRECTIONS:

Take Highway 14 south out of Fullerton for roughly 3 miles to 590th Ave. Turn and go west for 3 miles to South 220th Ave. Turn and go north about a quarter of a mile and the property is on the east side of the road.



ASKING PRICE
\$825,000



LEGAL DESCRIPTION:

Part of SW ¼ of Section 6, Township 15
North, Range 6 West, Nance, County, NE

PROPERTY TAXES (2025):

\$4,035.76

TOTAL ACRES (PER ASSESSOR): 140.22 +/-

- Irrigated Acres: 91 +/-
- Grassland Acres: 41.96 +/-
- Dryland Acres: 5.56 +/-
- Other Acres: 1.70 +/-

IRRIGATION INFORMATION:

- Irrigation Well pumps out of the Loup River - 1,000 GPM
- 8-Tower Zimmatic Center Pivot
- Located in the Lower Loup NRD
- 104 Certified Irrigated Acres (per DWEE)

FSA INFORMATION:

- Total Cropland Acres: 111.36
- Corn: 100.46 Base Acres - 138 PLC Yield
- Total Base Acres: 100.46

*Fence around the pasture is in good condition.

*All mineral rights owned by seller, if any, convey to buyer.

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8470	Gibbon silt loam, 0 to 2 percent slopes, occasionally flooded	50.53	35.07	0	78	2w
8878	Hord very fine sandy loam, 0 to 1 percent slopes	39.82	27.63	0	67	1
6843	Ortello fine sandy loam, 1 to 3 percent slopes	33.27	23.09	0	54	2e
6846	Ortello fine sandy loam, 3 to 6 percent slopes, eroded	7.04	4.89	0	48	3e
8865	Hord fine sandy loam, 0 to 1 percent slopes	5.58	3.87	0	67	2e
3726	Detroit silt loam, 0 to 1 percent slopes	4.86	3.37	0	62	2c
6816	Loretto-Thurman complex, 3 to 6 percent slopes	1.66	1.15	0	60	3e
3521	Cass fine sandy loam, 0 to 2 percent slopes, occasionally flooded	1.35	0.94	0	52	2w
TOTALS		144.1 1(“)	100%	-	66.54	1.78



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