

LISTING #15953
PEOPLES COMPANY.COM

Sioux County

LAND FOR SALE

NEBRASKA

1,667.69
ACRES M/L

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PC PEOPLES
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.



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About The Property

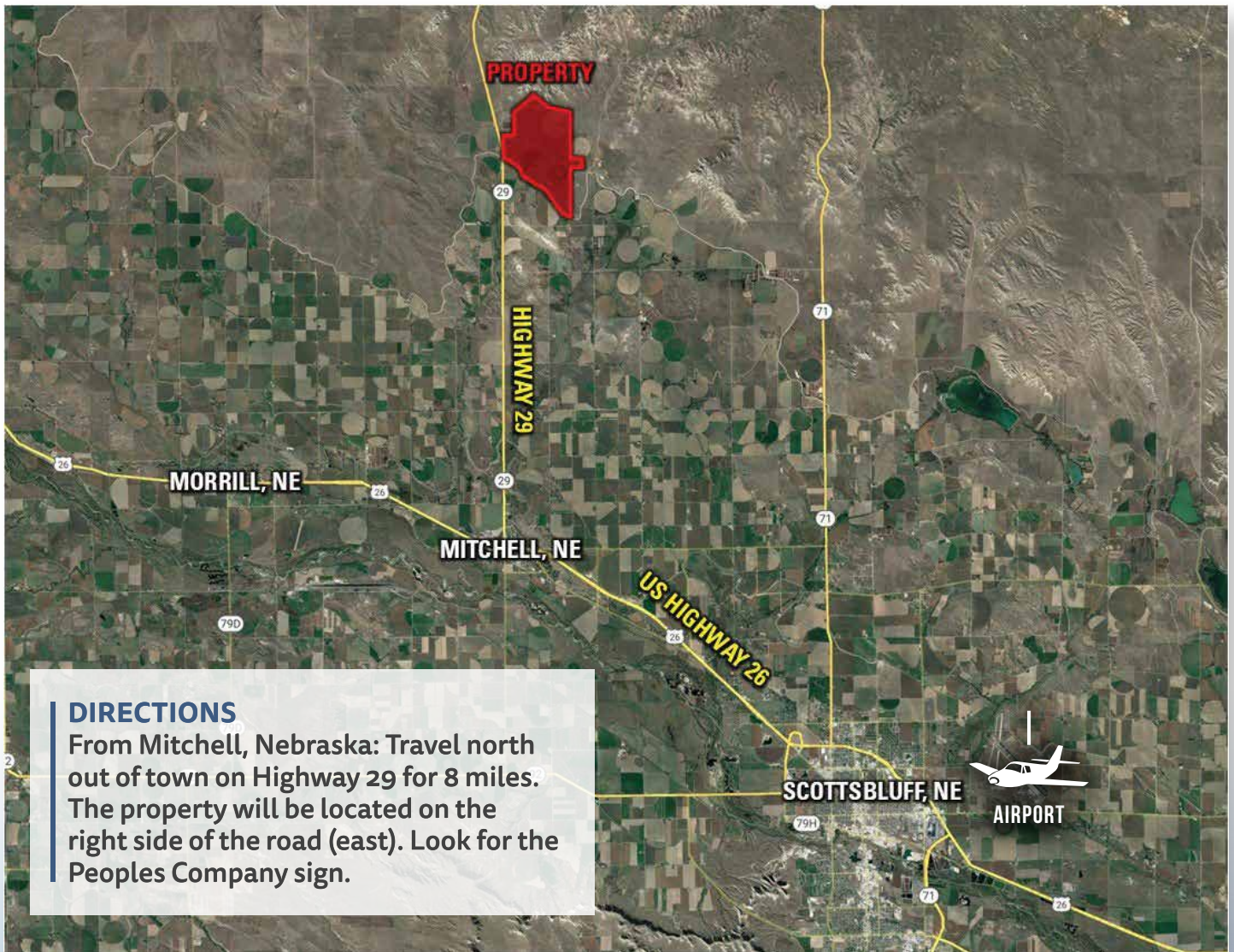
Peoples Company is proud to offer 1,667.69 contiguous acres in Sioux County, Nebraska. The farm has 1,020.80 certified irrigated acres that are producing a variety of crops including sugar beets, corn, and alfalfa. The property has seven center pivot irrigation systems that are fed by fourteen wells and there is also one well for watering livestock. The irrigated acres are allocated 79.4 inches of water every five years or approximately 15.88 inches per year. Contact agent for details on pivots, wells, water usage, and water availability.

The property is improved with a three-bedroom home and two utility buildings. The home sits in the middle of the property and overlooks the surrounding fields. The home was built in 1980 and includes 3 bedrooms, 2.5 baths, and an attached garage. The first utility building measures 75'x40' and has a large door making it perfect for equipment storage. The second utility building measures 46'x40' and has a cement floor.

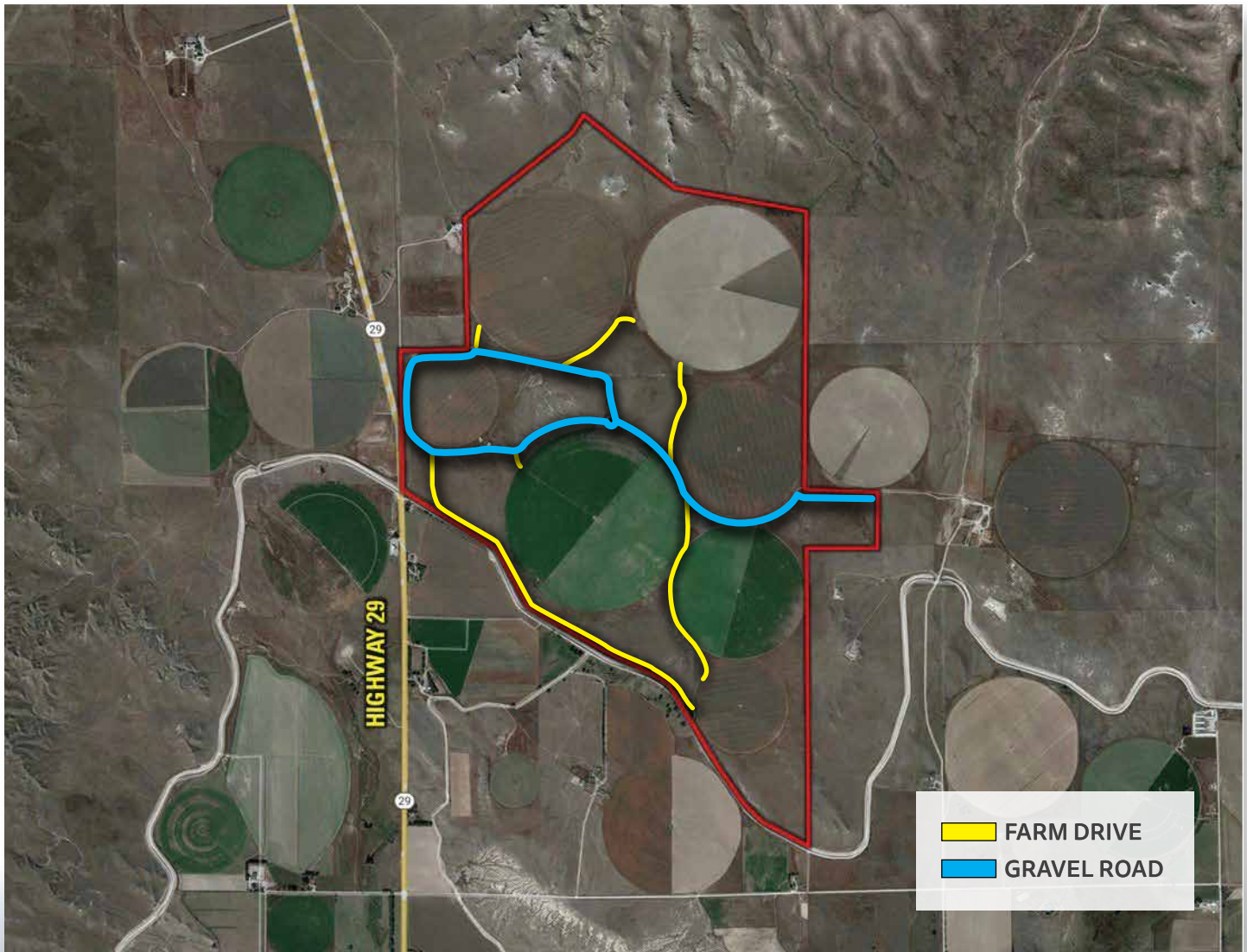
The property is leased until February 28th, 2024. Contact agents for details on the lease.



Regional Map



Road Map



PRICE

\$5,000,000

NET TAXES

\$35,842

IRRIGATED ACRES

1,020.80

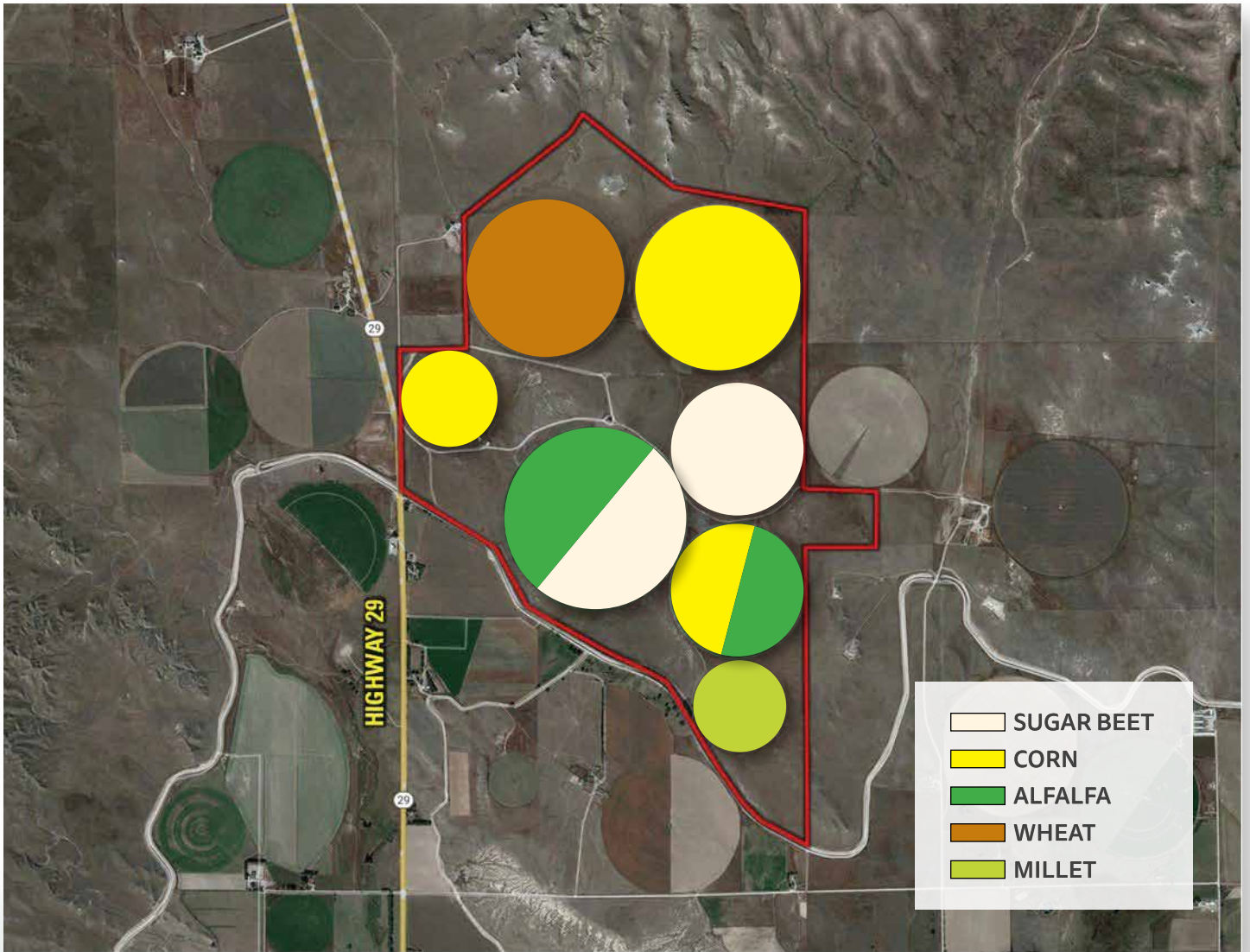
IMPROVEMENTS

- 1980 Built House
- 75'X40' Utility Building
- 46'X40' Utility Building

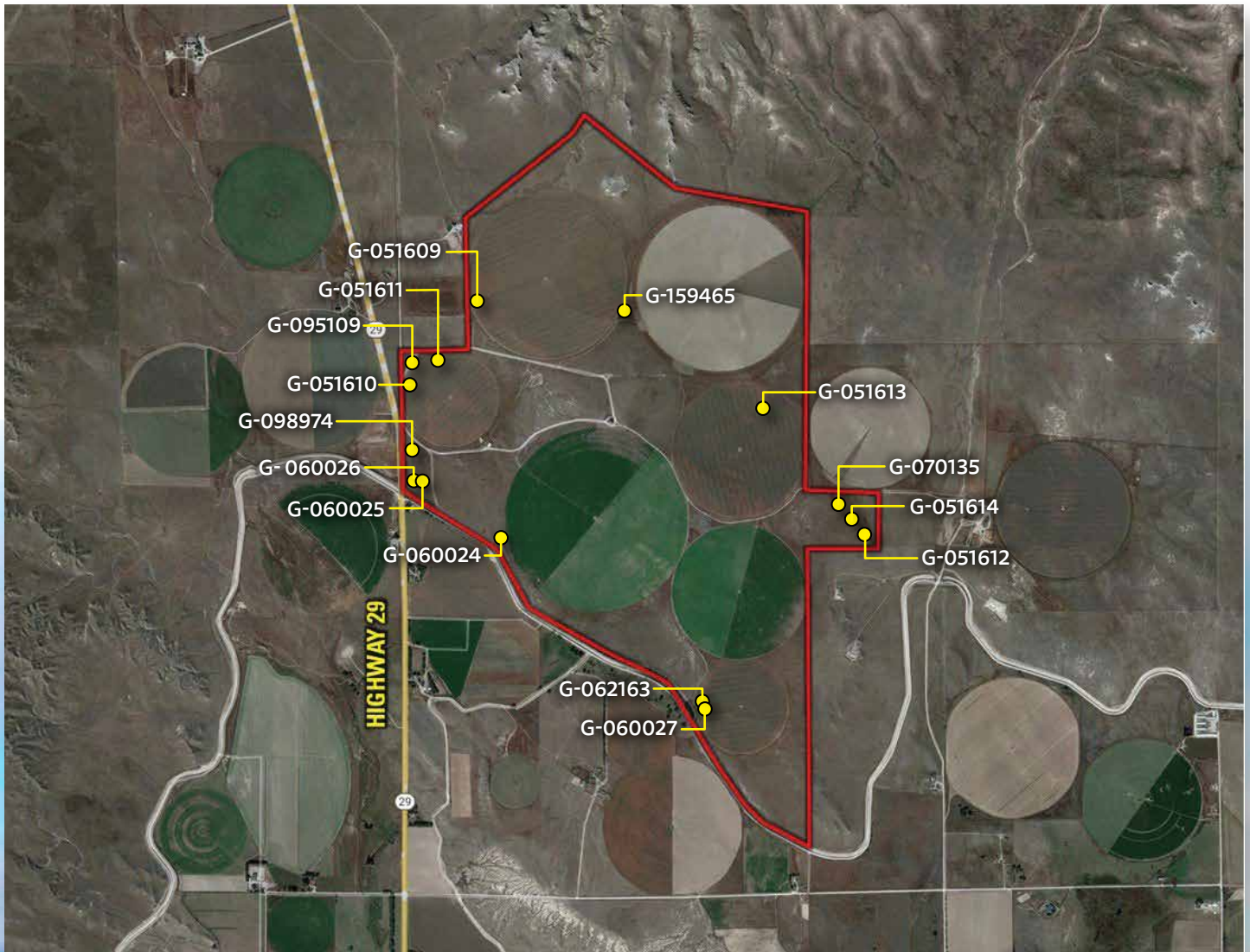
IRRIGATION EQUIPMENT

- 2 - Ten Tower Zimmatic
- 1 - Nine Tower Zimmatic
- 2 - Seven Tower Zimmatic
- 2 - Five Tower Valley

2021 Crop Map

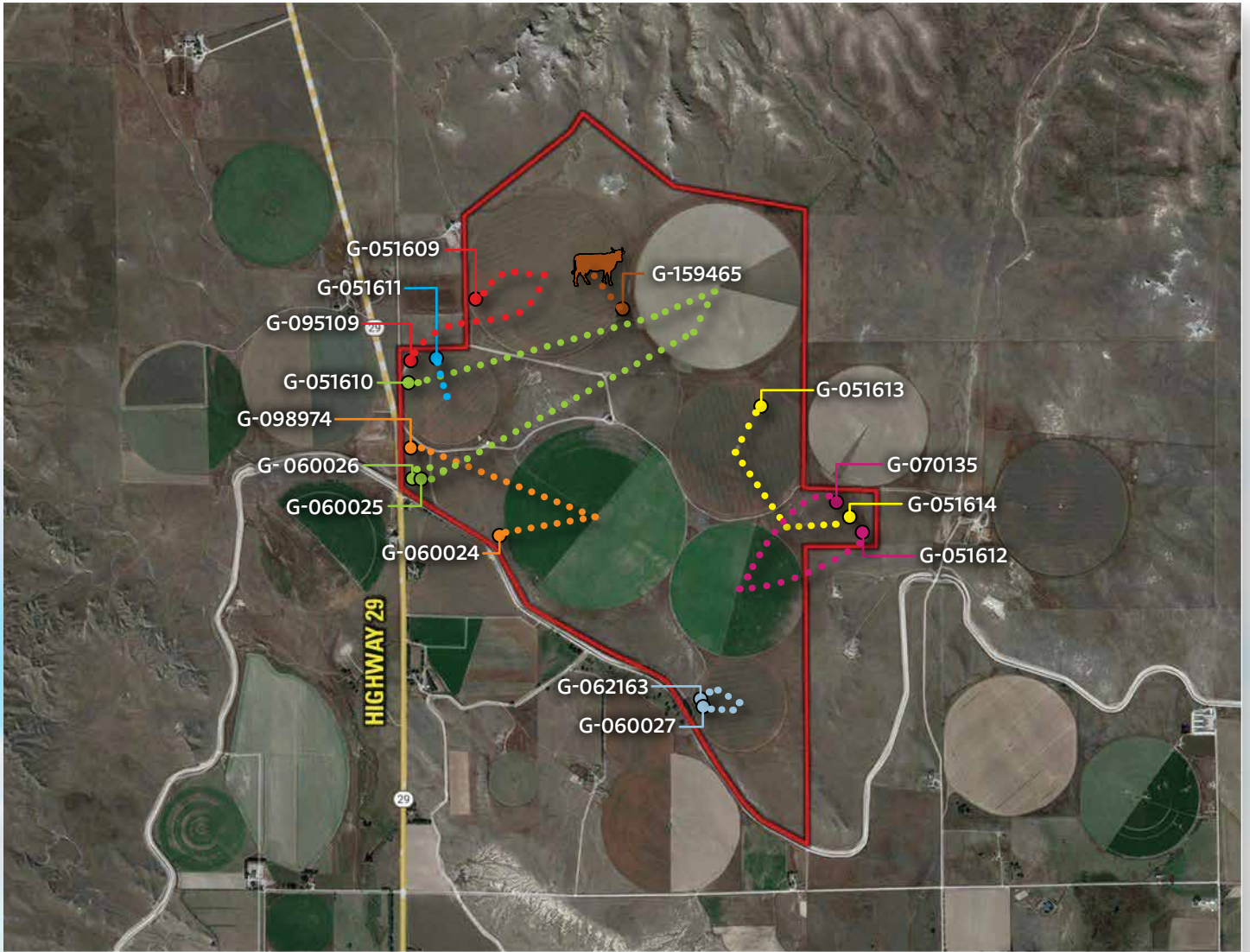


Well Map



Well #	Well Use	NRD	Acres	Pump Rate	Pump Column Diameter	Total Depth	Static Water Level	Pumping Water Level	Registration Date	Completion Date
G-051609	Irrigation	North Platte	179.3	950	8	100	37	70	8/25/1976	2/13/1976
G-095109	Irrigation	North Platte	179.3	300	6	100	44	86	3/9/1998	1/23/1998
G-051610	Irrigation	North Platte	233.7	1200	8	100	38	60	8/25/1976	10/14/1975
G-060026	Irrigation	North Platte	233.7	450	6	110	40	55	6/13/1978	8/21/1976
G-060025	Irrigation	North Platte	233.7	350	6	95	40	55	6/13/1978	8/22/1977
G-051611	Irrigation	North Platte	66.9	600	6	120	27	80	8/25/1976	2/18/1976
G-098974	Irrigation	North Platte	224.1	1100	10	100	31	65	1/4/1999	11/6/1998
G-060024	Irrigation	North Platte	224.1	800	7	80	45	57	6/13/1978	8/17/1976
G-051613	Irrigation	North Platte	128.9	250	4	75	38	80	8/25/1976	4/20/1976
G-051614	Irrigation	North Platte	128.9	225	6	110	32	80	8/25/1976	4/29/1976
G-070135	Irrigation	North Platte	128.1	320	4	115	40	75	1/13/1986	1/6/1981
G-051612	Irrigation	North Platte	128.1	500	6	115	33	50	8/25/1976	2/23/1976
G-060027	Irrigation	North Platte	59.8	500	6	110	49	61	6/13/1978	8/13/1976
G-062163	Irrigation	North Platte	59.8	250	7	95	43	73	7/30/1979	6/7/1979
G-159465	Livestock	North Platte		15		120	45	60	6/15/2011	3/12/2008

Place of Use Map





12119 Stratford Drive, Suite B
Clive, IA 50325



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