



**136.85**  
**ACRES M/L**



# CUSTER COUNTY, NE

IRRIGATED CROPLAND WITH EQUIPMENT SHED

**FOR SALE**

Listing #19213

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 **PEOPLES**  
COMPANY  
INTEGRATED LAND SOLUTIONS

# Property Details

Peoples Company is pleased to present 136.85+/- acres of highly productive, irrigated farmland with a building site, pasture, and creek located in central Custer County, Nebraska directly west of Callaway. This property features approximately 120.49+/- certified irrigated acres within the Lower Loup NRD. High quality, majority soil types include Class II Ovina loam and Anselmo fine sandy loam with an overall NCCPI rating of 48.8. The topography is rolling and well drained. Access is from Sand Valley Road along the north property line. The building site includes a 10,000 bushel bin with a drying floor, and a 1,700 sf equipment shed with submersible pump.

The pivot irrigated field is located in the southeast corner of the property with gravity irrigated fields lying to the north and southwest. Grassed areas with mature trees surround Sand Creek which runs through the center of the property providing scenic views and grazing opportunities. The 1982 T&L pivot features five towers, a new sprinkler package (2022), and an Isuzu diesel engine installed in 2022 with 1,381 hours. The system includes a 500-gallon fuel tank, Randolph gearhead, and a Western Land Roller pump. There are 120 joints of 8-inch pipe for gravity irrigation. This well is supported by a 25 HP US motor, Sargent pump and AB panel.

This property is well suited for both operators and investors, offering established agricultural productivity combined with close proximity to Callaway and Seven Valleys Grain Co. Kearney is about 64 miles to the southeast. The farm is situated in a region supported by a strong local agricultural market. This area receives approximately 16 inches of rain annually. According to the FSA, the property includes 116.49 acres of certified cropland and 16.47 pasture acres. The wheat base totals 116.3 acres with a 175 PLC yield.

## Well Information:

#G-043943: Completed 1967; 650 GPM; 18 ft static level; 29 ft pumping level; 7-inch column; 140 ft depth.

#G-068263: Completed 1982; 700 GPM; 19 ft static level; 40 ft pumping level; 7-inch column; 160 ft depth.

Disclaimers: The property is subject to the 2026 lease in place.

The farm has been held and well cared for by the Kolzow family. Opportunities to acquire property of this caliber and location are rare. For additional information, please contact Randy Clavel or Amy Mohr.

# Regional Map



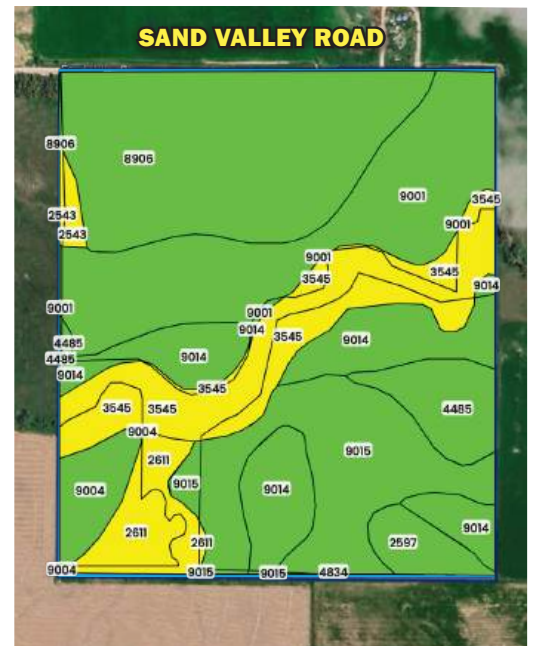
## Directions

From Callaway, NE, travel west on West Kimball Street towards Sand Valley Road. Travel 0.5 mile west on Sand Valley Road. Access road to the building site on the south side of the road.

# Tillable Soils

CODE	DESCRIPTION	ACRES	% OF FIELD	OVERALL NCCPI
8906	Ovina loam	32.36	23.90%	61
9001	Anselmo fine sandy loam,	25.47	18.81%	42
9015	Anselmo very fine sandy loam,	19.11	14.11%	56
9014	Anselmo very fine sandy loam,	18.98	14.02%	56
3545	Hobbs silt loam	18.27	13.49%	35
2611	Hersh-Valentine complex	6.51	4.81%	27
4485	Dunday loamy fine sand	5.95	4.39%	36
9004	Anselmo fine sandy loam	4.25	3.14%	42
2597	Hersh fine sandy loam	3.31	2.44%	48
2543	Coly silt loam	1.13	0.83%	53
4834	Valentine loamy fine sand, rolling	0.06	0.04%	27
<b>Average:</b>				<b>48.8</b>

## Map



**Custer County, NE 68825**

# Aerial Map





800 W. Benjamin Avenue, Suite B  
Norfolk, NE 68701



PeoplesCompany.com  
Listing #19213



SCAN THE QR  
CODE TO THE LEFT  
WITH YOUR PHONE  
CAMERA TO VIEW  
THIS LISTING ONLINE!



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