

East Brule Irrigated & River Bottom

130.2± ACRES | KEITH COUNTY, NE

New Listing

130.2±
Total Acres

62.5± Irrigated Ac.
Twin Platte NRD

67.7± South Platte
Accretion Ac.

Asking Price
\$572,000



reckagri.com

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For More Information, Contact:

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marcreck@reckagri.com

Maps + Directions



Directions:

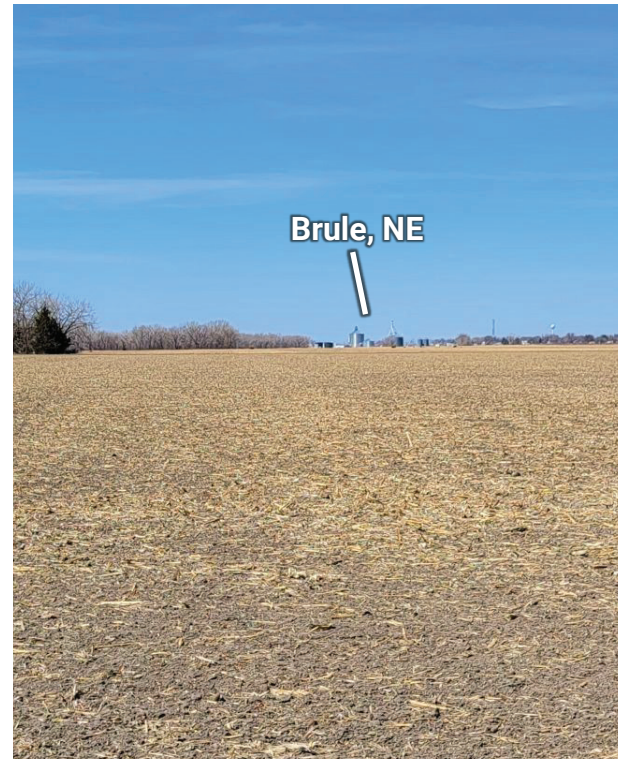
From Brule, NE: 2± miles east of Brule on Hwy 30, between West County Rd G and West County Rd E.

From Ogallala, NE: 6± miles west on US Hwy 30 between West County Rd E and West County Rd G

Access to property is at the northeast corner off Hwy 30.



Photographs + Parcel Description



130.2± total acres | 62.5 ac deeded land / 67.7± ac Accretion land

Rarely does a property like this become available with a combination of irrigated cropland and river bottom land! One irrigation well (G-36135) with 62.5 certified acres in the Twin Platte NRD provides ample water supply; the well currently pumps 700-750± GPM and there are no pumping restrictions. The cropland provides a reliable source of income and enhances the hunting potential of the adjoining accretion lands. Subject to farm lease for 2023; cash rent to be negotiated depending on time of year property sells.

FSA Crop Base: 47.53 ac corn @ 162 bu PLC yield

Est. R/E Taxes: \$2,600 (2022)

LEGAL: Part of the NE1/4, Government Lots 1 & 2, and accretions thereto, lying S of R.R. in Section 13, T13N-R40W

ASKING PRICE: \$572,000



PO Box 407, Sterling, CO 80751

ADDRESS SERVICE REQUESTED

PRSR FIRST CLASS
U.S. POSTAGE
PAID
MAIL U.S.A.

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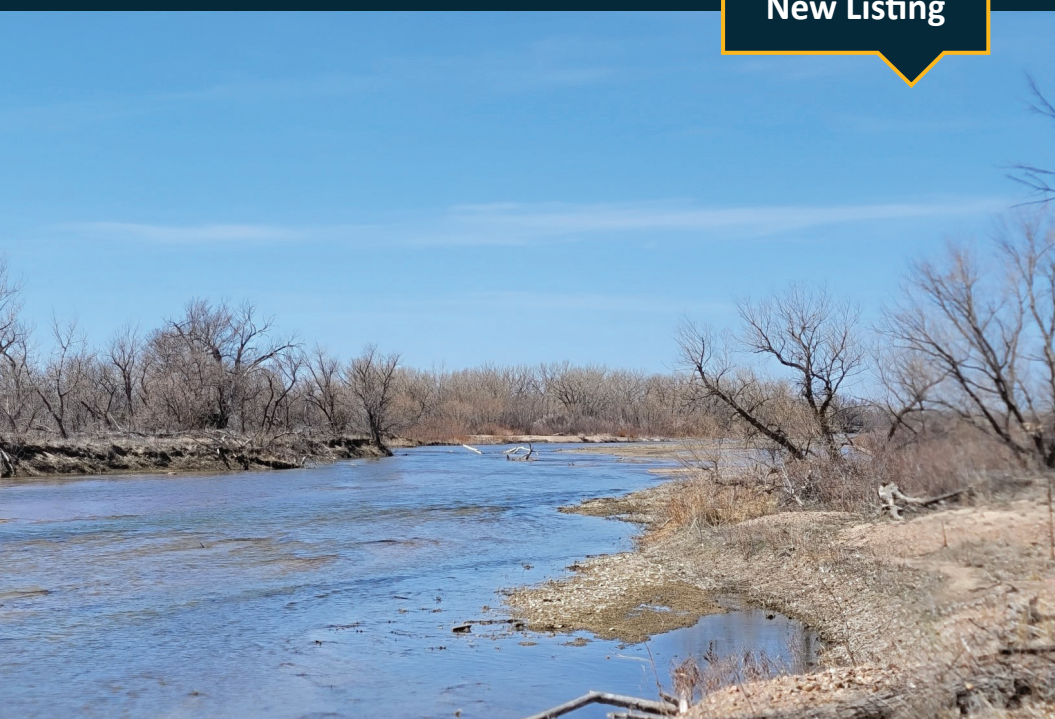


*Mailer is not intended to solicit currently listed properties.
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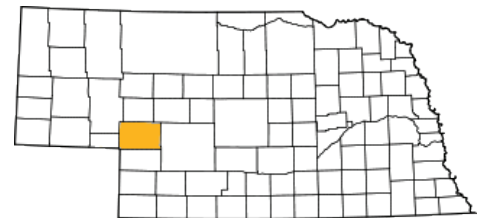
East Brule Irrigated & River Bottom

130.2± total acres

New Listing



KEITH COUNTY, NE



Unique offering just minutes from Lake McConaughy and Ogallala, NE, featuring irrigated cropland with adjoining accretion land along the South Platte River.

