

# Moore Irrigated Farm

CHEYENNE COUNTY, NEBRASKA

**New Listing**



**300± Total Acres**  
296± Tillable Acres

2 Pivots - 1 Elec Well  
197 Certified Acres  
South Platte NRD

Asking  
**\$1,330,000**



Office: 970.522.7770 | Toll Free: 800.748.2589

**For More Information, Contact:**

**Ben Gardiner**, Salesperson  
bgardiner@reckagri.com

**Marc Reck**, Broker  
marcreck@reckagri.com



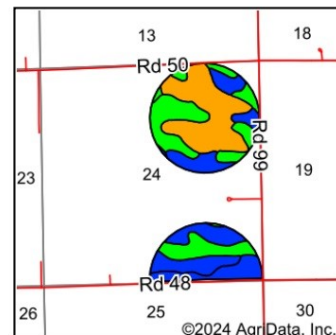
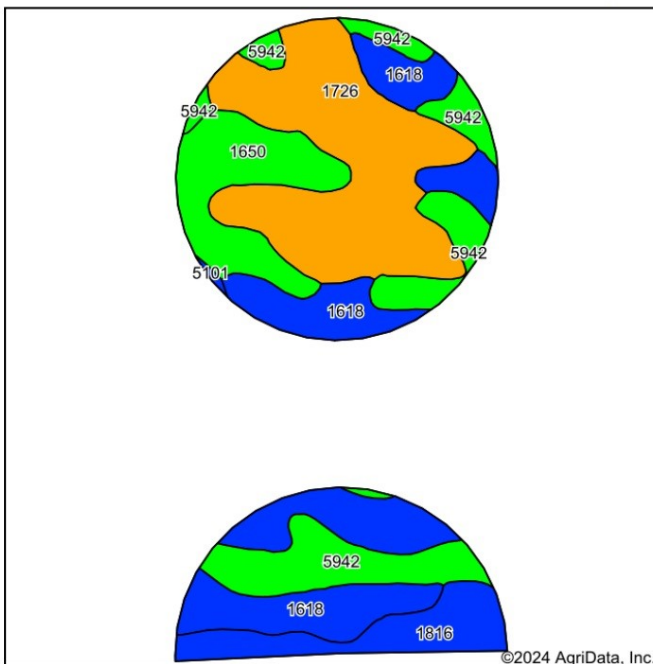
# Maps + Quick Facts



## QUICK FACTS

- 296.0± total tillable acres
- 197 certified irrigated acres in South Platte NRD
- Located 7± mi west & 1± mi north of Gurley, NE
- Road 50 (north boundary), Road 48 (south), Road 99 (east)
- Well #G-116299 - drilled to 440 ft deep - pump set at 300 ft
- 2 Valley pivots—New 100 HP electric motor
- North Pivot—128.4± acres
- South Pivot (wiper)—68.6± acres
- 99.0± acres dryland
- 48' x 60' Morton building
- FSA Base: 17.03 ac wheat @ 38 bu; 67.57 ac corn @ 66 bu; 50.80 ac sunflowers @ 1633# PLC yield
- R/E Taxes: \$8,760.56 (2023)
- LEGAL: E½ Sec 24, except a tract in the SE¼, T16N, R51W

## SOILS MAP



State: **Nebraska**  
 County: **Cheyenne**  
 Location: **24-16N-51W**  
 Township: **Gurley**  
 Acres: **193.7**  
 Date: **9/9/2024**

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgriDataInc.com



**ASKING PRICE: \$1,330,000**



Scan the QR code to view photos, maps & more!

Area Symbol: NE033, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Irr class Legend	Irr Class	Alfalfa hay Irrigated Tons	Corn Irrigated Bu
1726	Rosebud loam, 1 to 3 percent slopes	59.93	30.9%		IIIe		124
1618	Keith loam, 1 to 3 percent slopes	54.37	28.1%		Ile	6	134
5942	Duroc loam, 0 to 1 percent slopes	36.40	18.8%		Iw		144
1650	Kuma loam, 0 to 1 percent slopes	24.98	12.9%		Iw		140
1816	Satanta loam, gravelly substratum, 1 to 3 percent slopes	17.62	9.1%		Ile	5	140
5101	Alliance loam, 1 to 3 percent slopes	0.40	0.2%		Ile	5	140
<b>Weighted Average</b>						<b>1.99</b>	<b>107.6</b>



# Description - Photos - Aerial Map



Looking southwest

## DESCRIPTION

### 300.7± total assessed acres

Located 8± miles northwest of Gurley, NE, this farm boasts 197± irrigated acres and 99± acres of dry cropland. An 800± GPM irrigation well supplies water to two Valley pivots – excellent groundwater area! As a bonus, there is a 48' x 60' Morton building for equipment storage.

Call the office to schedule a showing (970) 522-7770.



North Pivot



South Pivot (wiper)



Well #G-116299





## The proof is in the numbers.

We connect buyers and sellers of ag real estate like no one else can - and we have the reputation and relationships to prove it.

**921,792**

total acres sold

**422**

successful auctions

**18,511**

auction attendees

**1,978**

transactions

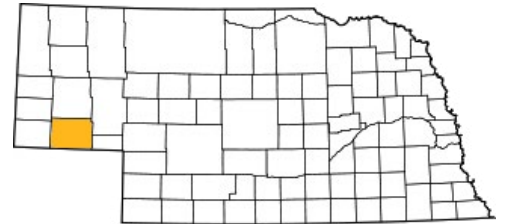


# Moore Irrigated Farm

300± Total Acres

New Listing

CHEYENNE COUNTY, NE



Irrigated farm in northern Cheyenne County, west of Gurley, NE, with 197 certified irrigated acres in South Platte NRD - 800± GPM well recently converted to electricity.

