

Dehning Dryland Farm

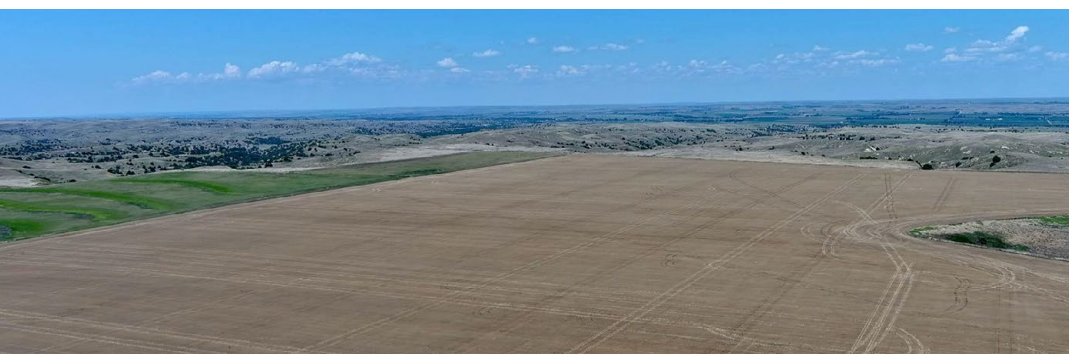
GARDEN COUNTY, NEBRASKA

New Listing

315± Total Acres
270± Tillable Acres

Adjacent to
Highway 26 near
Lake McConaughy

Asking
\$472,000



Office: 970.522.7770 | Toll Free: 800.748.2589

For More Information, Contact:

Ben Gardiner, Salesperson
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Maps + Photos

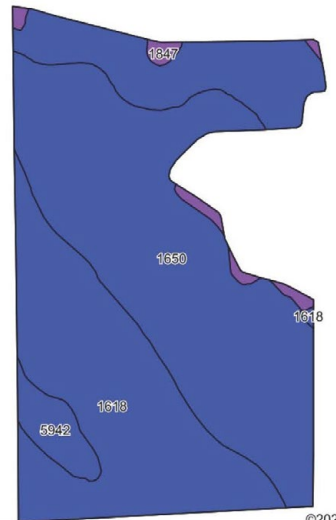


Looking northeast towards Lake McConaughy



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

State: **Nebraska**
 County: **Garden**
 Location: **25-15N-42W**
 Township: **Blue Creek**
 Acres: **269.96**
 Date: **Aug. 20, 2024**



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SOILS

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	% of Field
1650	Kuma loam, 0 to 1 % slopes	130.47	48.4%
1618	Keith loam, 1 to 3 % slopes	124.75	46.2%
5942	Duroc loam, 0 to 1 % slopes	9.53	3.5%
1847	Sulco loam, 30 to 60 % slopes	5.21	1.9%

Description + Photos

Summer fallow acres & wheat stubble



Description:

315.2± total assessed acres

Located along Highway 26 southeast of Lewellen, NE, this area is known for its excellent recreational opportunities. 315± total dryland acres with 142± acres in wheat stubble, 128± acres as summer fallow, & 64± acres grass.

Just minutes to Lake McConaughy and 24+ miles to Ogallala & I-80.

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

R/E Taxes: \$2,514.08± (2023 estimate)

QUICK FACTS

- 270± dryland acres; 64.2± acres grass
- 142± acres in wheat stubble, 128± acres summer fallow
- Garden County, NE
- Located 7.5± mi southeast of Lewellen, NE
- Adjacent to Highway 26
- End of Road 207 (N) from Big Springs, NE
- Possession subject to tenant lease
- **FSA Base:** 90.7 ac wheat @ 37 bu PLC yield; 92.8 ac corn @ 130 bu PLC yield

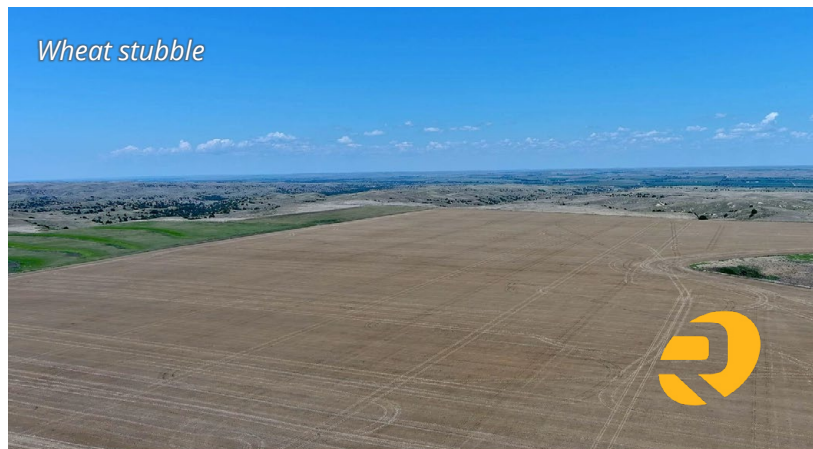
ASKING PRICE: \$472,000



Summer fallow



Wheat stubble



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We are also known for getting the job done right. No matter what the situation, you can count on Reck Agri Realty & Auction to bring unmatched attention to detail, extensive market knowledge and a comprehensive strategy to every transaction.



Dehning Dryland Farm

315± Total Acres

New Listing



GARDEN COUNTY, NE



Dryland parcel near Lake McConaughy with 270± tillable acres along Highway 26.

