

Land For Sale

160± Acres
Stanton County, Nebraska
&
160± Acres
Cuming County, Nebraska



SELLER: HOLLAND FEEDLOT INC.

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[EXPERTS IN SELLING LAND]

160± Acres Stanton County

160± Acres Cuming County



Priced At \$1,100,000

Description: Here's your opportunity to purchase a feedlot, currently permitted for 3,200 head, sitting on 160 acres of land. It's conveniently located in the middle of cattle country on the Stanton/Cuming County line, and only 1 ½ miles off HWY 15. The feedlot was last used in early summer, and the new owner would have the opportunity to purchase silage separately which is located on the property so they could start feeding right away. There are approximately 88 acres of cropland total on the quarter, 51 acres of that being pivot irrigated. The 6-tower Zimmatic pivot, nozzled for 700 gpm, is included in the sale and is set up for either ground water, which is supplied submersible well, or lagoon water, which is setup with a diesel power unit, pump w/screen, and 500-gallon fuel barrel. Also included is a modern open front commodity shed, bulk tanks with pumps, 1,400 sq. Ft. home, 60 X 40 shed and working facilities. There is a complete computer system used to run the nutrient rations on location that's not included in the sale but may be able to stay if you continue with the current supplier. All the bunks, gates, panels and watering systems on location will stay. Please note, the pivot does overhang the neighbor to the east. Take a look at this property today!

Legal: The SE ¼ of Section 1-23-3E Stanton County, NE, containing 160± acres.

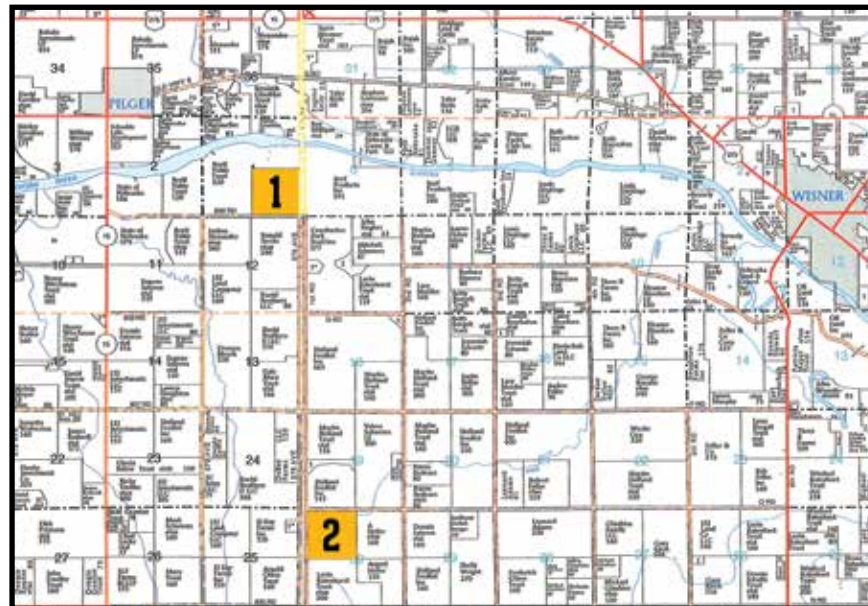
Location: From the intersection of HWY 15 & 839 Rd south go Pilger, NE, go 1 ½ miles east on 839th Rd.

2023 Taxes: \$7,629.00

FSA Info: For more information, visit www.bigiron.com



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Priced At \$8,500/Acre

Description: This dryland quarter is located 3 miles south of Tract 1, and this would be a great time to keep the properties together for future feed needs. This gently rolling farm has good gravel road access on the west and north side and is only 4 ½ miles west of the blacktop road south of Wisner, NE. There has been a long history of manure applied to this farm and soil samples can be found on the website.

Legal: The NW ¼ of Section 30-23-4E Cuming County, NE, containing 160± acres.

Location: From the intersection of 6th Rd and O Rd south of Wisner, NE, go 4 ½ miles west on O Rd.

2023 Taxes: \$7,725.24

FSA Info: For more information, visit www.bigiron.com



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40»

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FEEDLOT & CROPLAND 160± ACRES STANTON COUNTY, NE & 160± ACRES CUMING COUNTY, NE **LAND FOR SALE**

Seller: Holland Feedlot Inc.

Contact "Your Farm & Ranch Specialists"

John Stock 402.920.3180 | Jim Stock 402.920.0604

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4860 33rd Avenue
Columbus, NE 68601

www.bigiron.com
800.887.8625



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