

SOUTHWEST NEBRASKA

IRRIGATED FARMS

**PIVOT IRRIGATED FARMS
DUNDY COUNTY, NE
1118.36 +/- ACRES**

FEATURES

- Exceptional irrigation.
- Shallow high volume irrigation wells.
- Major county road access.
- Home, shop, grain storage.
- All electric motors.
- Reinke & Zimmatic sprinkler systems.



LISTING AGENTS

Richard Dawson (308) 325-0839

Richard@agteamland.com

Nick Zerr (785) 673-6424

nick@agteamland.com



**AgTeam
Land Brokers**

EXECUTIVE SUMMARY

THE PROPERTY:

1,118.36+/- deeded acres in Dundy County, Nebraska

The farm consists of seven pivot irrigated quarter sections plus improvements & grass corners. The farm Headquarters is located approximately 12 miles northwest of Benkelman. Following is a description of each tract. This is a confidential offering with no advertising. Information is to be shared only to pre-qualified Buyers.

Tract #1:	Tract numbers match LandId Map SE1/4, Section 17-2N-39W	160 Deeded Acres FSA acres: 132.79 NRD acres: 139.2 Well Registration: #A-006815 Pivot: 2015 Reinke Grain Storage: 20,000 bu Home Site: 7 acres 71104 Ave 327, Parks, NE 69041 Year built: 1978 1600 Square foot main floor/ full basement Shop: 50'x150' with concrete floor Several outbuildings Grain storage: 45,000 bu 100% mineral rights
Tract #2:	NE1/4, Section 20-2N-39W	160 Deeded Acres FSA acres: 143.62 NRD acres: 134.7 Well Registration: #G-069771, 170' depth, 1000 GPM Pivot: 2016 Reinke 100% mineral rights
Tract #3:	NW1/4, Section 21N-39W	160 Deeded Acres FSA acres: 134.71 NRD acres: 136 Well Registration: #G-037425, 160" depth, 1742 GPM Pivot: 2018 Zimmatic Oil well not included
Tract #5:	NE1/4, Section 27, 2N-39W	160 Deeded Acres FSA acres: 134.22 NRD acres: 134.7 Well Registration: #G-052657, 170' depth, 1000 GPM Pivot: 2017 Reinke (Cattle Pens included.) 50% mineral rights

EXECUTIVE SUMMARY CONT...

Tract #6:	SW1/4, Section 10-2N-39W	160 Deeded Acres FSA acres: 129.47 NRD acres: 127.5 Well Registration: #G-050474, 210' depth, 2456 GPM Pivot: 2025 Zimmatic
Tract #7:	(North Pivot) SE1/4, Section 22, 2N-39W, 318.4 total acres North & South Pivots	FSA Acres: 132 NRD Acres: 126.8 Well Registration: #G-050473, 205' depth, 2332 GPM Pivot: 1983 Zimmatic Grain Storage: 40,000 bu Non-certified scales & scale included Building site has been surveyed off. 100% mineral rights
Tract #7:	(South Pivot) NE1/4, Section 15, 2N-39W	FSA acres: 130.54 NRD acres: 124 Well Registration: #G-044161, 210' depth, 1458 GPM 100% mineral rights

MINERAL RIGHTS:

Seller owns mineral rights on 565 acres. All seller owned mineral rights will be conveyed to Buyer. There is a producing well but the Seller has no mineral rights.

FARM SERVICE AGENCY (FSA):

The farm was operated in combination with other farms. Exact numbers may vary slightly.

Total Cropland Acres = 937 Corn Base = 890 PLC Yield = 160

ADDITIONAL INFORMATION:

The pivot systems have under gone numerous upgrades and repairs including several with new tires. One well pump has been rebuilt.

The farm is in a ground water management area regulated by the Upper Republican National Resources District (NRD). Prospective buyers are encouraged to contact the NRD in Imperial, Nebraska (888) 883-9056. Detailed information available at www.urnrd.org.

LANDLORD'S POSSESSION:

The farm is selling subject to current lease. 2026 crop year will be year two of a seven year lease.

Flex Lease Terms: \$259,000 payable April 1 each year. If December corn futures hit \$6.00/bu, the lease is increased \$100 per irrigated acre. If December corn hits \$7.00/bu the lease is increased and additional \$100 per irrigated acre.

1031 TAX DEFERRED EXCHANGE:

The sale is conditional upon Seller conducting an IRS Section 1031 Tax Deferred Exchange.

REAL ESTATE TAXES: 2025 Real Estate Taxes: \$22,339.06 (\$18.97/acre)

OFFERING PRICE: \$6,800,000

AgTeam Land Brokers sells properties by legal description with deeded acres per county tax records.
Farm Service Agency (FSA) and internet mapping software may show different acreages due to mapping software.

"This offering will complement the Baney Feedlot listing exceptionally well."

Richard Dawson, Broker

**LISTING AGENTS**

Richard Dawson (308) 325-0839

Richard@agteamland.com

Nick Zerr (785) 673-6424

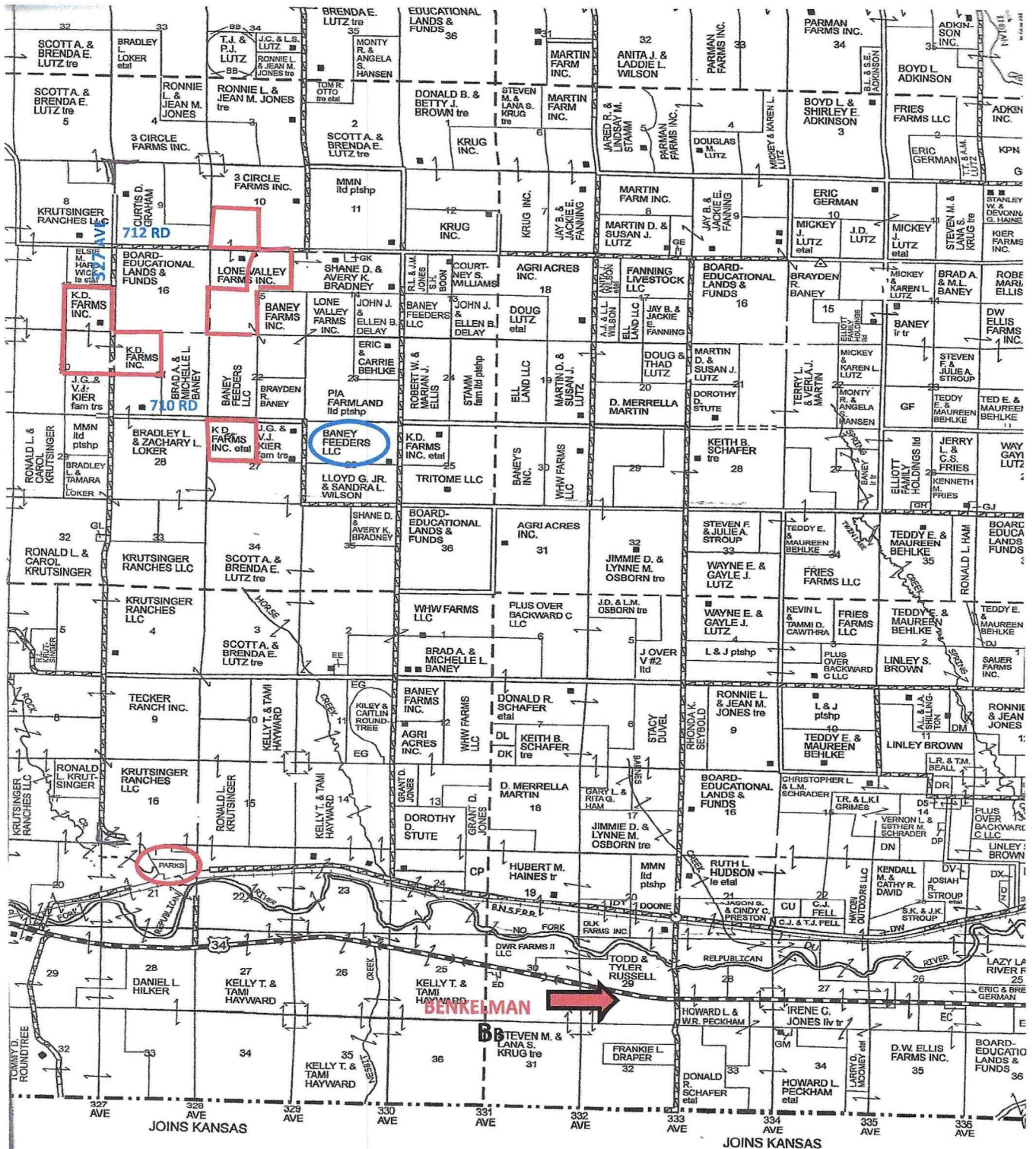
nick@agteamland.com



**AgTeam
Land Brokers**

The property information has been obtained from sources deemed reliable. AgTeam Land Brokers, LLC, is not responsible for errors or omissions. All boundary lines on all maps are for illustrative purposes only and are not a guarantee of precise property boundaries. All prospective Buyers are encouraged to perform their own property due diligence.

PLAT MAP



3/24/2026

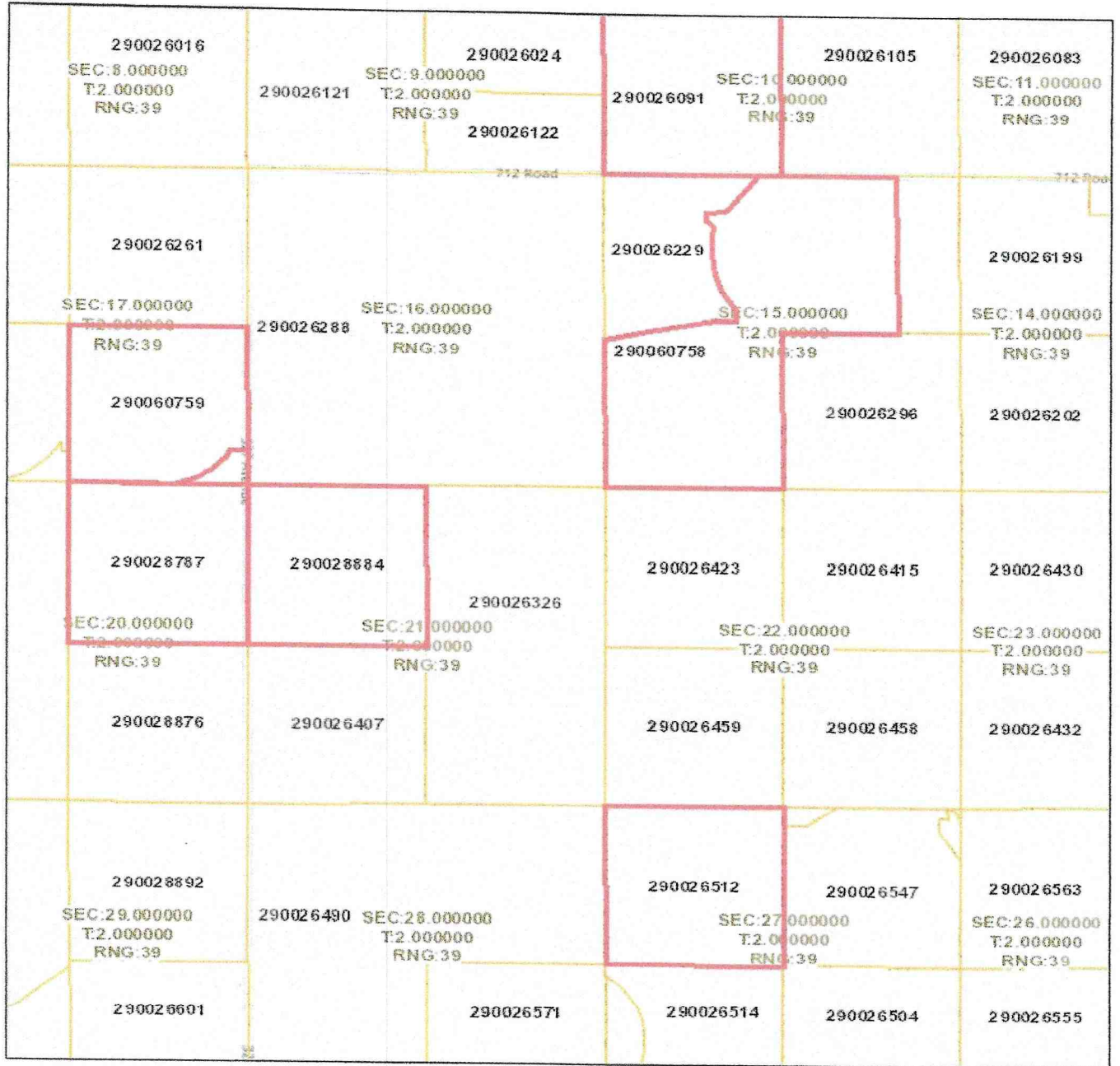
Dundy County

Parcels (Owner)

PID	OwnerName	PropertyAddress	OwnerAddress	LegalDesc
290026091	SPURLIN, KERRY TC & SPURLIN, BRAD & JENNIFER JT-TC		17744 DOGWOOD ST NEW CAMBRIA MO 63558	10-2-39 SW 10-2-39 160 ACRES
290026253	SPURLIN, KERRY & SPURLIN, BRAD & JENNIFER TC	71104 AVE 327	17744 DOGWOOD ST NEW CAMBRIA MO 63558	17-2-39 TRACT IN SESE 17-2-39 7.43+/- ACRES
290026512	SPURLIN, KERRY & SPURLIN, BRAD & JENNIFER TC		17744 DOGWOOD ST NEW CAMBRIA MO 63558	27-2-39 NW 27-2-39 160 A
290028787	SPURLIN, KERRY & SPURLIN, BRAD & JENNIFER TC		17744 DOGWOOD ST NEW CAMBRIA MO 63558	20-2-39 NE 20-2-39 160 ACRES
290028884	SPURLIN, KERRY & SPURLIN, BRAD & JENNIFER TC		17744 DOGWOOD ST NEW CAMBRIA MO 63558	21-2-39 NW 21-2-39 160 ACRES
290060758	SPURLIN, KERRY & SPURLIN, BRAD & JENNIFER TC	32827 RD 712	17744 DOGWOOD ST NEW CAMBRIA MO 63558	15-2-39 PT.N1/2 & PT. W1/2 15- 2-39 318.36 ACRES
290060759	SPURLIN, KERRY TC & SPURLIN, BRAD & JENNIFER JT-TC		17744 DOGWOOD ST NEW CAMBRIA MO 63558	17-2-39 SE EXC. TRACT IN SE CORNER 17-2-39 152.57+/- ACRES

DUNDY COUNTY LEGAL DESCRIPTION

DUNDY COUNTY ASSESSOR'S MAP



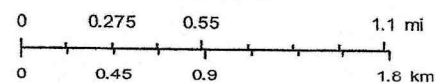
March 23, 2026

Legend

- Parcels
- Sections

DISCLAIMER: This map is not intended for conveyances, nor is it a legal survey. The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments.

1:34,329



WELL REGISTRATIONS

Nebraska Department of Water, Energy, and Environment
Processed: 3/25/2026 4:25:29 PM

REGISTERED GROUNDWATER WELLS DATA RETRIEVAL

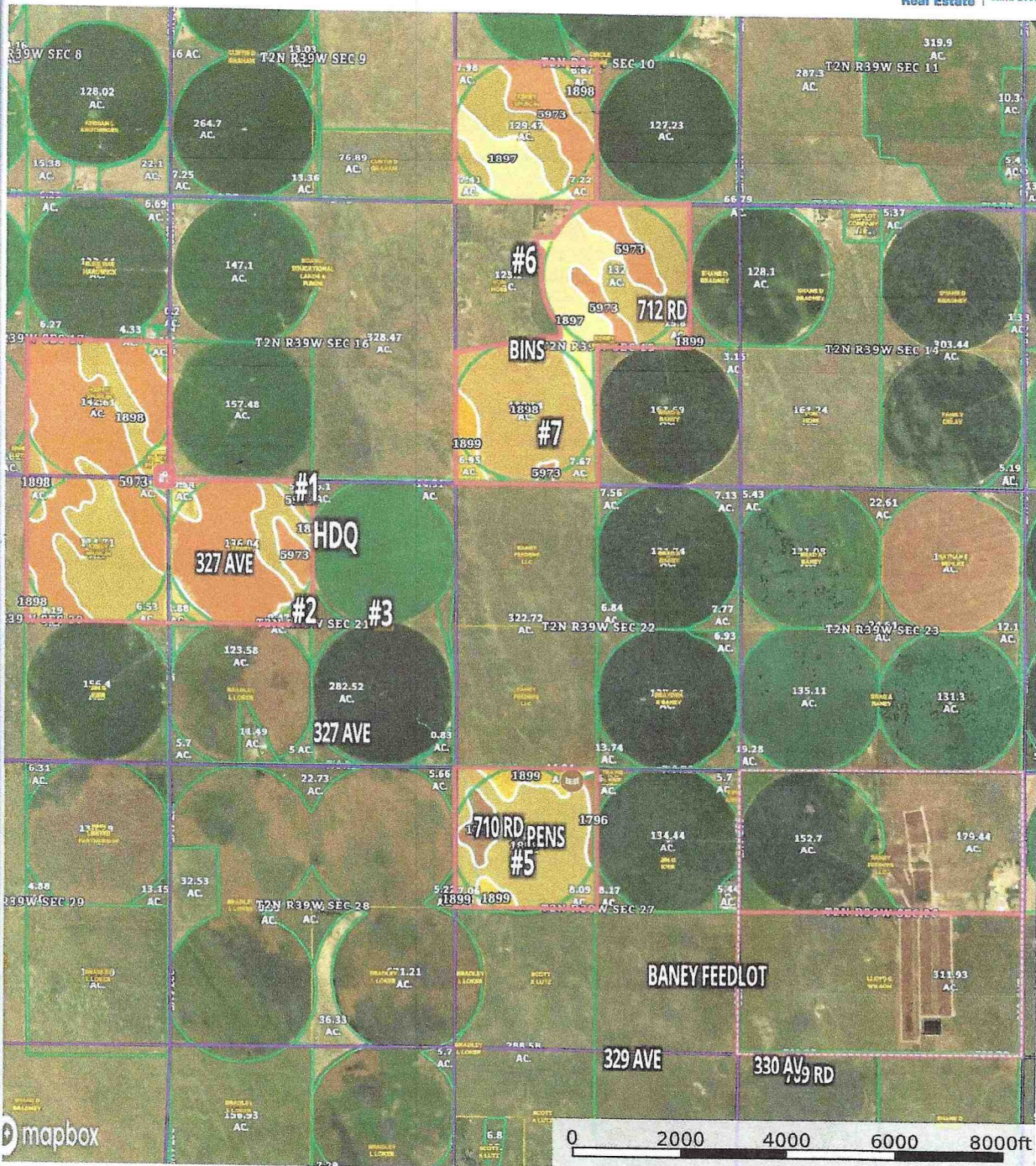
Search Results Maximum 100 Per Page

Registration# Well ID Permit Number	Use Status Other Use	County Name NRD Name Well Location Footage Latitude Longitude	Completion Date Filing Date Decommission Date Times Replaced Online Registration ID (NOLID) Well Driller License Number	Acres Irrigated Gallons/Minute Static Level Pumping Level Series # Heat System Loops	Pump Column Diameter Pump Depth Well Depth Reference Letter	Owner's Name Owner's ID Address
A-006815 WellID: 1855	I A	Dundy Upper Republican 2N 39W 17 SESE	10/10/1954 11/23/1954 —	160 1800 gpm — — PRO —	— — —	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558
G-037425 WellID: 44574	I A	Dundy Upper Republican 2N 39W 21 1320N 400W	04/13/1972 08/14/1972 —	150 1742 gpm 70 ft 139 ft PRO —	9 in — 160 ft	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558
G-044161 WellID: 51507	I A	Dundy Upper Republican 2N 39W 15 1320N 2520E	02/03/1975 03/31/1975 —	130 1458 gpm 67 ft 122 ft PRO —	8 in — 210 ft	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558
G-050474 WellID: 57983	I A	Dundy Upper Republican 2N 39W 10 SW	03/31/1976 06/30/1976 —	160 2456 gpm 52 ft 135 ft PRO —	9 in — 210 ft	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558
G-052657 WellID: 60214	I X	Dundy Upper Republican 2N 39W 27 SENW	03/30/1976 10/29/1976 02/01/2004 —	160 2056 gpm 52 ft 125 ft PRO —	— — 160 ft	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558
G-067532 WellID: 75597 UR-786	I A	Dundy Upper Republican 2N 39W 15 SWSW	12/10/1981 01/15/1982 —	135 1000 gpm 106 ft 198 ft PRO —	8 in — 210 ft	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558
G-069771 WellID: 77930 UR-1109	I A	Dundy Upper Republican 2N 39W 20 1320N 1300E	11/13/1984 12/12/1984 —	135 1000 gpm 90 ft 140 ft PRO —	8 in — 170 ft	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558
G-052657 WellID: 156316 UR-1628	I A	Dundy Upper Republican 2N 39W 27 SWNW 1332N 1253W 40° 6' 55.700" -101° 42' 55.400"	01/28/2004 03/16/2004 1 10789456362014 39410	160 1000 gpm 95 ft 114 ft PRO —	8.63 in 120 ft 170 ft	Kerry, Brad & Jennifer Spurlin OwnerID: 165666 17744 Dogwood St New Cambria MO 63558

SOILS MAP

SPURKIN DUNDY COUNTY
Nebraska, AC +/-

United Country
Real Estate
AgTeam
Land Broker



mapbox
Main House
Pens
Road / Trail
Boundary
Boundary
Stream, Intermittent
River/Creek
Water Body

Richard Dawson
308.325.0830

www.infoearthland.com

2802 Plum Creek Parkway Ste. F Lincoln

The information contained herein was obtained from sources deemed to be reliable. Land id. Services makes no warranties or guarantees as to

SOILS LEGEND

 All Polygons 1119.19 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1898	Valent sand, 3 to 9 percent slopes	568.8 1	50.82	0	10	6e
5973	Jayem loamy sand, 0 to 3 percent slopes	381.4 6	34.08	0	42	4e
1897	Valent sand, 0 to 3 percent slopes	109.4	9.77	0	10	6e
1899	Valent sand, rolling	37.45	3.35	0	10	6e
1798	Sarben loamy sand, 0 to 3 percent slopes	22.07	1.97	0	32	4e
TOTALS		1119. 19(*)	100%	-	21.34	5.28

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 482.98 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
5973	Jayem loamy sand, 0 to 3 percent slopes	297.9 2	61.68	0	42	4e
1898	Valent sand, 3 to 9 percent slopes	184.6 6	38.23	0	10	6e
1897	Valent sand, 0 to 3 percent slopes	0.4	0.08	0	10	6e
TOTALS		482.9 8(*)	100%	-	29.74	4.77

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 316.83 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1898	Valent sand, 3 to 9 percent slopes	196.9 5	62.16	0	10	6e
1897	Valent sand, 0 to 3 percent slopes	64.96	20.5	0	10	6e
5973	Jayem loamy sand, 0 to 3 percent slopes	38.61	12.19	0	42	4e
1899	Valent sand, rolling	16.31	5.15	0	10	6e
TOTALS		316.8 3(*)	100%	-	13.9	5.76

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 160.51 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1898	Valent sand, 3 to 9 percent slopes	71.54	44.57	0	10	6e
5973	Jayem loamy sand, 0 to 3 percent slopes	44.93	27.99	0	42	4e

SOILS CAPABILITY LEGEND

1897	Valent sand, 0 to 3 percent slopes	44.04	27.44	0	10	6e
TOTALS		160.5 1(*)	100%	-	18.96	5.44

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

 Boundary 158.87 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
1898	Valent sand, 3 to 9 percent slopes	115.6 6	72.81	0	10	6e
1796	Sarben loamy sand, 0 to 3 percent slopes	22.07	13.89	0	32	4e
1899	Valent sand, rolling	21.14	13.31	0	10	6e
TOTALS		158.8 7(*)	100%	-	13.06	5.72

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

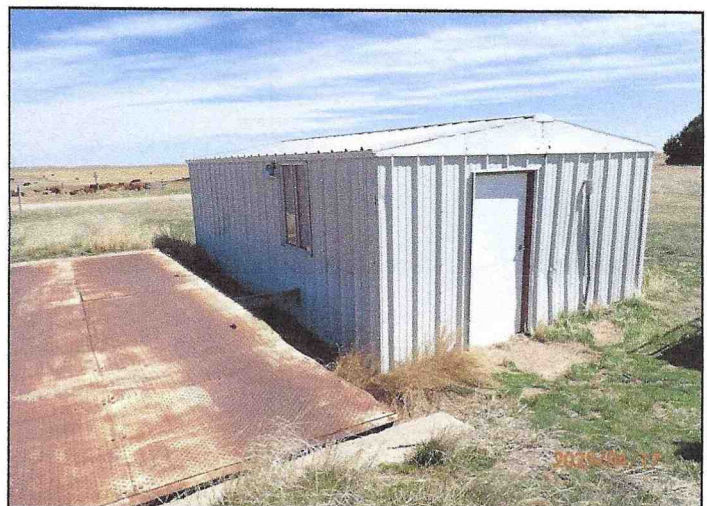
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

MISC PHOTOS



CENTER PIVOT IRRIGATION DUNDY COUNTY, NEBRASKA

Pivot irrigation, primarily through center pivot systems, forms a cornerstone of modern agriculture in Dundy County, Nebraska, a rural county in the southwest corner of the state (part of the Republican River Basin and Upper Republican Natural Resources District, or URNRD). This semi-arid region relies heavily on groundwater from the High Plains (Ogallala) Aquifer for crop production, as rainfall alone is often insufficient for high-yield farming.

What Is Pivot Irrigation?

Center pivot irrigation involves a long pipe system (spans) mounted on wheeled towers that rotates around a central pivot point, sprinkling water in a circular pattern. Invented in Nebraska in the late 1940s by Frank Zybach, it has transformed farming by improving water-use efficiency, reducing labor compared to older flood or gravity methods, and enabling cultivation on varied or marginal soils and topography. Systems often include drop nozzles, end guns, or corner arms for better coverage and can apply fertilizers or chemicals (chemigation). In Nebraska overall, center pivots have driven irrigated acres from about 4 million in 1960 to over 9.3 million by 2022

Role in Dundy County

Dundy County is predominantly agricultural, with farming and ranching accounting for roughly 97% of land use. Total land in farms stands at about 527,593 acres across 240 farms (average size 2,198 acres). Irrigated land totals 56,485 acres (about 11% of farm land per the 2022 Census of Agriculture), down from 78,376 acres reported in 2017—reflecting conservation efforts amid aquifer concerns.

Land use breaks down approximately as:

- Pasture/grassland: 60%
- Irrigated row crops/forage: 21%
- Dryland crops: 16%

Irrigation supports higher-value production on a minority of acres but contributes significantly to output. The county has around 1,200 rural irrigation/livestock wells (about 1.3 per square mile).

Most irrigated operations in the area use center pivot systems, as evidenced by frequent real estate listings for “pivot-irrigated” quarters (typically 130–150 irrigated acres per 160-acre parcel) equipped with electric or other powered wells and brands like Valley or Zimmatic. Large properties often feature multiple pivots. These systems maximize efficiency on Class II or similar productive soils suited for row crops.

Crops and Production

Irrigated acres primarily support:

- Corn (dominant grain crop, over 53,000 total acres harvested county-wide)

Livestock (especially grazing on pasture and crop residue) accounts for about 52% of agricultural sales value, with crops making up the rest. Pivot irrigation enables reliable yields of corn and other water-intensive crops that would be riskier under dryland conditions.

Water Management and Sustainability

Dundy County falls under the URNRD, an early adopter of groundwater regulation (allocations since the late 1970s). Current allocations are limited (e.g., around 12.5 inches per acre annualized in recent periods) to slow aquifer decline in this over-appropriated area. Farmers must track usage, and the district monitors wells and promotes efficiency. Techniques like no-till (used on 38% of farms) and reduced till (44%) complement pivots to conserve soil moisture. Some operations explore advanced methods, such as water-treatment systems for better infiltration.

Economic and Practical Aspects

Pivot-irrigated land commands premium values (often \$5,000–\$7,000+ per acre for center-pivot cropland in southwest Nebraska) due to productivity and water access. Farms frequently include grain storage, livestock facilities, and well infrastructure. Auctions and sales highlight well-maintained pivots on productive quarters near towns like Benkelman or Haigler. Government payments and crop insurance also support operations in this variable climate.

In summary, pivot irrigation has been essential for intensifying production in Dundy County's challenging environment, boosting corn and other grain output while balancing conservation needs in a regulated groundwater district. It sustains a mixed crop-livestock economy but operates under ongoing pressures from aquifer sustainability and allocation limits. For the latest details, check URNRD reports or USDA census ted land totals 56,485 acres (about 11% of farm land per the 2022 Census of Agriculture), down from 78,376 acres reported in 2017—reflecting conservation efforts amid aquifer concerns.

