

# Dehning Dryland Farm

GARDEN COUNTY, NEBRASKA

New Listing



315± Total Acres  
250± 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:**

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# Maps + Photos

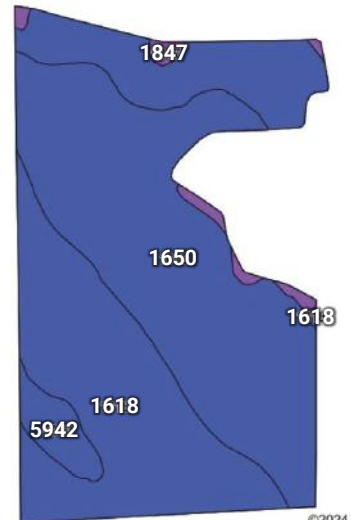


Looking northeast towards Lake McConaughy



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 acres (per assessor).

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

- 250± dryland acres (deeded); 52.3± acres grass (deeded)  
*\*acreage subject to land use trades on east/north boundaries*
- 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*





## Reck Means Results

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

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.

