

FRONTIER LINCOLN FARM CURTIS, NE

2,077.89
TAXED
ACRES

LIST PRICE: \$10,650,000.00

Highlights Include:

- 751.38 MIDDLE REPUBLICAN NRD CERTIFIED IRRIGATED ACRES UNDER PIVOT
- 389.62 MIDDLE REPUBLICAN NRD CERTIFIED IRRIGATED ACRES FOR GRAVITY IRRIGATION
- ELECTRIC-POWERED WELLS WITH GOOD WATER AVAILABILITY
- VERY GOOD COUNTY GRAVEL ROAD ACCESS
- MULTIPLE PRODUCERS IN THE AREA FOR THE INVESTOR BUYER
- MULTIPLE COMMODITY MARKETING OPPORTUNITIES
- 200,000 BUSHEL OF GRAIN STORAGE

LAND USE APPORTIONED AS:

- Pivot Irrigated Cropland: 751.38 ACRES
- Gravity Irrigated Cropland: 389.62 ACRES
- Non-irrigated Cropland: 299.85 ACRES
- Fenced Rangeland: 380 ACRES
- Unfenced Rangeland: 220.83 ACRES
- Building Sites: 10.23 ACRES
- Roads and Waste: 25.98 ACRES



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Frontier Lincoln Farm

CURTIS, NE

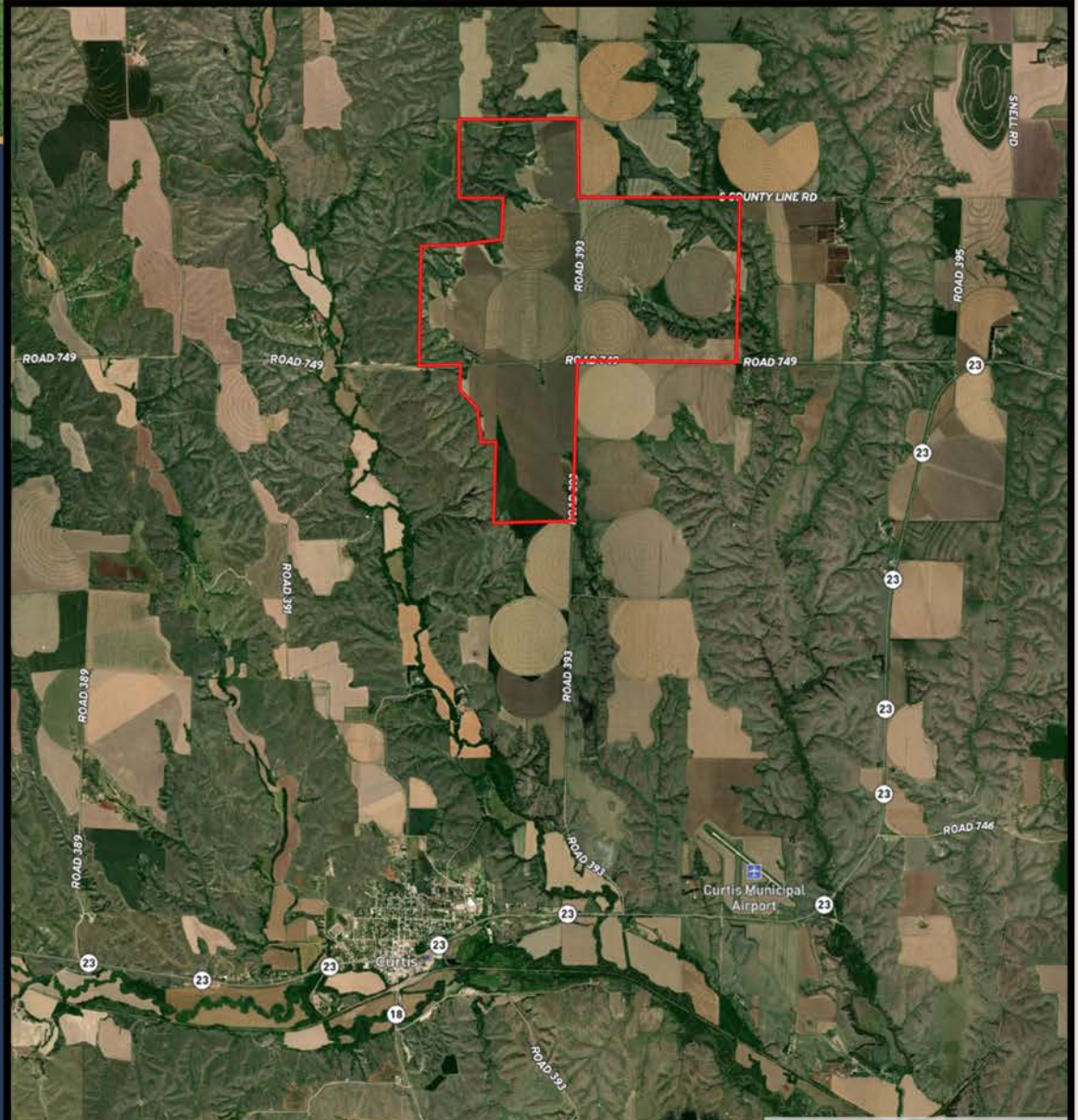
This farm offers a strategic proximity to multiple ethanol plants, cattle feeding facilities with a combined capacity of over 200,000 head, and multiple grain delivery stations.



While the property is currently subject to a lease expiring February 28, 2026, full possession will be available at closing. Given the integrated nature of the irrigation systems, the farm is offered as a single, unified operation—although coordinated buyers may negotiate a division post-sale if desired.

Farm access is convenient, with entry points from Cottonwood Road (Road 393), County Road 749, and County Line Road.

Altogether, Frontier Lincoln Farm presents a rare opportunity: a turn-key irrigated property with exceptional soils, robust water infrastructure, and access to vigorous regional commodity markets.



Frontier Lincoln Farm Summary

The centerpiece of the irrigation system includes seven Valley 8000 center pivots—five installed in 2002 and two in 2015—all serviced by four high-capacity, 200 hp electric wells interlinked with buried water lines. These wells efficiently supply water to both the pivots and gravity irrigation systems, ensuring reliable production across the farm's certified irrigated acres. An ample inventory of line and gated pipe is included in the offering, enhancing the farm's operation.



PIVOT #4 IN SECTION 3



GRAVITY IRRIGATED CROPLAND IN SECTION 9

Gravity irrigated cropland is notably concentrated in Section 9, with approximately 300 acres primarily watered by Well #4, though Well #2 can supplement as needed. The remainder of the gravity irrigated acres is intermixed with the pivot-irrigated fields, enabling strategic crop rotation and water management. Non-irrigated cropland is also intermixed throughout, with notable 52-acre and 50-acre fields positioned at the northwest and southeast corners of the property, respectively.

Pasture Land

Divided with 2 fenced pastures:

- 141 acre north pasture
- 239 acre east pasture

- North pasture: electric submersible well & pipeline (also supplies water to two neighboring operations.)
- East pasture: uses an electric pump jack and the submersible well at the rental house.
- Two additional stock tanks provide water for stalk grazing, and the farm's extensive unfenced rangeland offers valuable off-season forage.



Frontier Lincoln Farm Irrigation Wells

Irrigation Well 1 NWSE1/4 Section 4

Registration # G-027928, drilled in 1967 to 515' deep; static water at drilling 20'; pumping level at drilling 285'; pumping 1,742 gpm at drilling. 10" well with Western Land Roller irrigation pump set by Sargent Irrigation June 15, 2004 set at 330'. GE 200 HP electric motor, Micrometer flow meter 20-01251-10 indicated 1,280 gpm on July 29, 2025.

Sargent Irrigation in Grant overhauled pump in June 2004.



Irrigation Well 2 SESW1/4 Section 4

Registration # G-031385, drilled in 1969 to 528' deep; static water at drilling 206'; pumping level at drilling 371'; pumping 2,150 gpm at drilling.

10" well with Western Land Roller irrigation pump set by Sargent Irrigation May 9, 2012 set at 400'. US Electric 200 HP RUSI Premium Efficiency electric motor new in August 2025, Micrometer flow meter 19-08895-10 indicated 890 gpm on July 29, 2025.

Sargent Irrigation in Grant overhauled pump in May 1012. The 200 HP motor is new in August 2025.



Irrigation Well 3 SENE1/4 Section 4

Registration # G-034782, drilled in 1971 to 540' deep; static water at drilling 218'; pumping level at drilling 218'; pumping 2,568 gpm at drilling. 11" well with Western Land Roller irrigation pump set by Sargent Irrigation Oct 2014. Newman 200 HP electric motor, Micrometer flow meter indicated 1,280 gpm on July 29, 2025.

At this irrigation well location there is a booster pump station with 3 booster pumps assisting the pumping of the irrigation water.

Sargent Irrigation in Grant completed efficiency test and repaired 200 HP electric motor in Oct 2014



Irrigation Well 4 SWSE1/4 Section 4

Registration # G-061556, drilled in 1979 to 498' deep; static water at drilling 197'; pumping level at drilling 280'; pumping 2,200 gpm at drilling.

11" well with Sargent irrigation pump set by Sargent Irrigation October 10, 2012 set at 340'. GE 200 HP electric motor, Micrometer flow meter 19-08894-10 indicated 1,636 gpm on July 29, 2025.

Sargent Irrigation in Grant overhauled pump in October 2012.



Frontier Lincoln Farm Pivots

PIVOT #1



SE 4-8-25 is a 2002 9 Tower Valley Model 8000, Serial # 10147704, total length is 1528 feet. 2018 V-Chart indicates 1020 GPM, 34 PSI

PIVOT #2



NE 4-8-28 is a 2002 6 Tower Valley Model 8000, Serial # 10147675, total length is 1124 feet. 2018 V-Chart indicates 560 GPM, 31 PSI

PIVOT #3



NW 3-8-28 is a 2002 9 Tower Valley Model 8000, Serial # 10139587, total length is 1508 feet. 2018 V-Chart indicates 1000 GPM, 40 PSI

PIVOT #4



SW 3-8-28 is a 2002 5 Tower Valley Model 8000, Serial # 10143849, total length is 915 feet. 2018 V-Chart indicates 480 GPM, 30 PSI



PIVOT #5



NE 3-8-25 is a 2003 6 Tower Valley Model 8000, Serial # 10196991, total length is 1188 feet. 2018 V-Chart indicates 695 GPM, 36 PSI

PIVOT #6



SW 4-8-28 is a 2015 7 Tower Valley Model 8000, Serial # 11119741, total length is 1321 feet. 2018 V-Chart indicates 900 GPM, 34 PSI

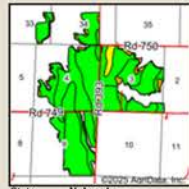
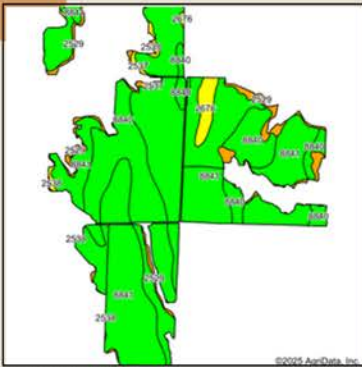
PIVOT #7



SE 34-9-28 is a 2015 7 Tower Valley Model 8000, Serial # 11119744, total length is 1426 feet. 2018 V-Chart indicates 960 GPM, 35 PSI. There is a booster pump at the pivot point of this pivot.

Frontier Lincoln Farm Soils

Frontier Lincoln Farm Cropland Soils Map



State: Nebraska
County: Frontier
Location: 3-8N-28W
Township: Curtis
Acres: 1424.06
Date: 8/12/2025

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Soils are remarkably productive, with 92% classified as Class I and II Hall silt loams exhibiting gentle 1–3% slopes, making the land exceptionally well-suited for sustained, high-yield cultivation.

Soils data provided by USDA and NRCS.
Area Symbol: NE033, Soil Area Version: 22
Area Symbol: NE111, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	Nonir Class Legend	Nonir Class °C	Range Production (lb/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture wheat AUM	Pasture wheat Irrigated AUM
8841	Hall silt loam, 1 to 3 percent slopes	809.73	56.9%	Ia	Ia	2960	70	2	5	42	134	42			
8840	Hall silt loam, 5 to 1 percent slopes	377.80	26.5%	Ic	Ia	2960	71	2	6	46	139	45			
8841	Hall silt loam, 1 to 3 percent slopes	78.84	5.5%	Ile	Ia	2962	69	2	6	46	139	45	112	10	38
2329	Coly and Uly silt loams, 11 to 30 percent slopes	58.38	4.1%	Vle		2760	34								
8842	Hall silt loam, 5 to 1 percent slopes	45.18	3.2%	Ic	Ia	2962	70	3	5	54	141	49	116	10	38

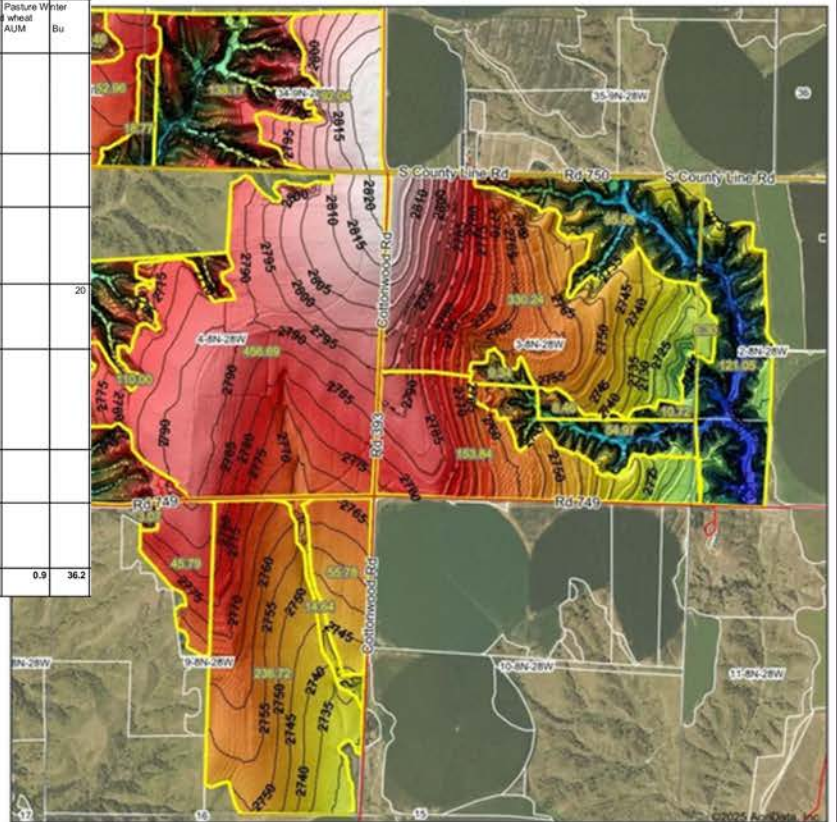
Code	Soil Description	Acres	Percent of field	Nonir Class Legend	Nonir Class °C	Range Production (lb/acre/yr)	SRPG	Alfalfa hay Tons	Alfalfa hay Irrigated Tons	Corn Bu	Corn Irrigated Bu	Grain sorghum Bu	Grain sorghum Irrigated Bu	Pasture wheat AUM	Pasture wheat Irrigated AUM
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	29.42	2.1%	Ile	Ile	2976									
2537	Coly silt loam, 6 to 11 percent slopes	9.09	0.6%	Ive	Ive	2700	48								
2529	Coly and Uly silt loams, 11 to 30 percent slopes	8.67	0.6%	Vle		2760	34								
2538	Coly silt loam, 6 to 11 percent slopes, eroded	3.81	0.3%	Ive	Ive	2600	51	1	3	20			24		20
2676	Holdrege silt loam, 3 to 7 percent slopes, eroded, plains and breaks	1.67	0.1%	Ile	Ile	2976									
2537	Coly silt loam, 6 to 11 percent slopes	0.83	0.1%	Ive	Ive	2700	48								
2539	Coly silt loam, 3 to 60 percent slopes	0.64	0.0%	Vle		2908	46								
Weighted Average					2.23	*	2960.7	66.8	1.9	4.9	40.5	125.1	39.9	9.9	36.2

*: The aggregation method is "Weighted Average using all components"

~: Using Capabilities Class Dominant Condition Aggregation Method

~: Irr Class weighted average cannot be calculated on the current soils data due to missing data.

Frontier Lincoln Farm All Topography Hillshade



Low Elevation High

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Field borders provided by Farm Service Agency as of 5/21/2006.

Source: USGS 3 meter dem

Interval(ft): 5

Min: 2,642.8

Max: 2,824.2

Range: 181.4

Average: 2,760.0

Standard Deviation: 34.68 ft

0ft 1956ft 3912ft



8/7/2025

3-8N-28W
Frontier County
Nebraska

Boundary Center: 40° 41' 20.73, -100° 29' 28.54

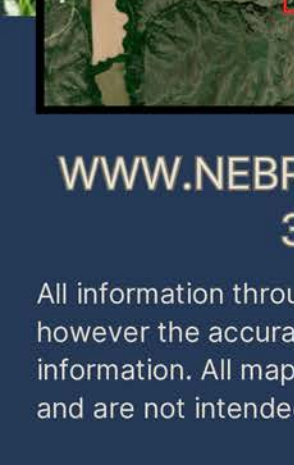


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