

# Chase County Irrigated 320

320.00 Acres | Chase County, NE | \$2,400,000



HAYDEN  OUTDOORS.



# Chase County Irrigated 320

TOTAL ACRES:

320.00

PRICE:

\$2,400,000

COUNTY:

Chase County

CLOSEST TOWN:

Imperial, NE

## Activities & Amenities:

ATV/Off Road  
Farm/Crops/Ag  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Income Producing  
Water Rights  
State Hunting Unit: Frenchman West

## Land Details:

**Address:** TBD 322 Ave, Imperial, Nebraska 69033, USA  
**Closest Town:** Champion Nebraska  
**Total Acres:** 320.00  
**Zoning:** AG  
**Irrigated Acres:** 267  
**Include Business?:** Yes  
**Source of lot size:** Assessor/Tax Data

## About This Property

Two productive quarter sections of irrigated farmland located in southern Chase County, Nebraska. The tracts feature newer Zimmatic center pivots with reliable, high-capacity irrigation wells, providing consistent water supply. Well-maintained soils and efficient layouts support strong crop yields and operational ease. An excellent opportunity for expanding or investing in quality irrigated ground.

## Land

Featuring mostly level topography, these well-situated irrigated quarters are located in the Champion Valley of southwest Nebraska. The land features productive soils, reliable irrigation, and favorable topography, making it well suited for efficient farming operations. The property is ready to farm for the 2026 season and offers an excellent opportunity for continued agricultural production

## Improvements

North Pivot- 2022, 8 tower Zimmatic pivot (SW 1/4 11-5-40)

South Pivot- 2023, 7 tower Zimmatic pivot. Rebuilt 100 hp. pump motor 2025. (NW 1/4 14-5-40) Additionally there is a stock well on this quarter as well.

## Water/Mineral Rights & Natural Resources

There is currently 27.5 inches available in the allocation ending 12/2027 and an additional 85 inches of carry forward.





## Agriculture

These irrigated quarters consist of productive farmland offering good soil quality and a reliable water supply. The land is well suited for a variety of crop rotations and is available to farm for the 2026 season. A wheat crop is currently established on the south quarter to be harvested in 2026 by the new owner, providing immediate production potential. This is a well-maintained irrigated unit with strong agronomic characteristics and excellent farming opportunity.

## Region & Climate

Chase County, located in southwest Nebraska, experiences a continental climate typical of the central Great Plains, with distinct seasonal changes in temperature and precipitation. Winters are cold, with average temperatures often well below freezing and occasional snowfall, while summers are warm to hot with daytime highs frequently reaching into the 80s and 90s °F. Spring and fall are transitional seasons that can bring wide swings in temperature and variable weather patterns, including strong winds and occasional storms. The area's growing season is concentrated in the warmer months and plays a vital role in local agricultural production.

Annual rainfall in Chase County is moderate compared to eastern portions of Nebraska, with most precipitation occurring from late spring through summer. Normal monthly precipitation increases through April and May, with May and June typically being the wettest months of the year. Annual precipitation range, generally around 17-20 inches per year, though totals can vary significantly depending on weather patterns and drought cycles. Growing-season rainfall supports dryland farming, while irrigation systems provide added consistency and yield stability during drier periods common to the region.

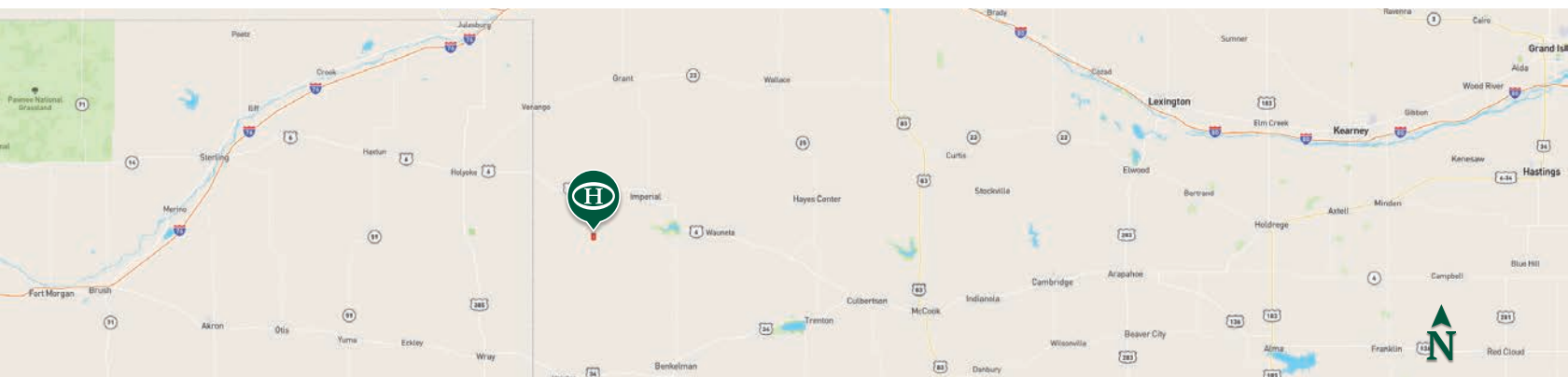
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Boundary



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