

# IMPERIAL FARM AND FEEDLOT

1,530.00 ACRES | CHASE COUNTY, NEBRASKA



  
HAYDEN  
OUTDOORS  
REAL ESTATE

# IMPERIAL FARM AND FEEDLOT



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# OVERVIEW



## WELCOME TO IMPERIAL FARM AND FEEDLOT

### ▼ QUICK FACTS

- 1,530 Acres
- Farm
- Ranch
- Recreational

Located less than one mile from Imperial, Nebraska, this 900± acre farm and feedlot offers approximately 1,275 irrigated acres including the BELF lease. The property features a beautifully updated 4-bedroom, plus 1 non conforming bedroom, 4.5-bath bi-level home with custom finishes, three large shops, private fishing pond, and excellent highway access. A fully operational, turnkey agricultural opportunity.

# LAND



This highly productive and well-maintained farm offers a balanced blend of irrigated cropland, feedlot capacity, and functional improvements designed for efficient, large-scale agricultural operations. The deeded acres are irrigated by three Zimmatic pivots, including one 20-tower pivot, one 10-tower pivot, and one 7-tower pivot. The largest pivot has received approximately 25 tons per acre of manure application, contributing to improved soil structure, fertility, and long-term yield potential.

The feedlot is fully developed with approximately 3,800± linear feet of bunk space and is being sold with the remaining silage and baled hay, allowing for immediate, uninterrupted operation. Crop production across the farm is diverse and well established, with approximately 25 acres of winter wheat planted, 65 acres of rye/canola growing, and 130 acres of growing rye on the deeded land. An additional 196 acres of growing rye are located on the BELF lease ground, further expanding forage availability.

Infrastructure on the property includes three large shops measuring 40'x80', 60'x80', and 50'x75'. The largest shop is partially finished, with roughly one-third heated and featuring a concrete floor, ideal for maintenance or winter work, while the remaining space provides ample equipment and implement storage. Overall, the land is thoughtfully laid out, well cared for, and positioned for continued productivity in both farming and feedlot operations.

*\*\*\*An assignment of the BELF lease to the Buyer, will be submitted by Seller to the Board of Educational Lands and funds, pursuant to BELF's assignment process. Approval of the assignment is subject to the rules and sole discretion of the Board of Educational Lands and Funds.\*\*\**



# IMPROVEMENTS



The residential improvements on this property are exceptional in both scale and quality, offering a rare combination of comfort, functionality, and entertainment. The expansive bi-level home features four bedrooms, one of which is non-conforming, along with four and a half bathrooms. The home is thoughtfully designed with two kitchens, providing flexibility for multi-generational living, extended guests, or large-scale entertaining. The main kitchen is large and inviting with two islands with seating and exceptional clean white counter tops and cabinets with stainless steel appliances. The gas cooktop is an excellent addition to the already exceptional space. Open and inviting living areas create an impressive flow throughout, highlighted by a custom bar and entertainment space complete with a gas fireplace and projector television.

## ▶ FEATURES

**Homes:** 1

**Style of Home(s):** Tri-level

**Finished Sq. Ft.:** 6354

**Stories:** 3

**Bedrooms:** 4

**Full Bathrooms:** 4/

**Half Bathrooms:** 1

**Basement:** None

**Electricity Provider:** Hi-line Electric and Southwest Public Power

**Gas Provider:** Black Hills Energy

**Water Provider:** Domestic Well

**Parking Types:** Attached Garage

**Outbuildings:** 3

**Cooling Systems:** Forced Air

**Heating Systems:** Forced Air

**Appliances:** Dishwasher, Garbage Disposal, Dryer, Refrigerator, Hot Water Heater, Microwave, Oven, Washer

**Flooring:** Carpet, Laminate, Tile

**Siding:** Brick, Stucco

**Roofing:** Asphalt







A standout feature of the home is the 30' x 16' indoor swimming pool, providing year-round recreation and enjoyment in a private setting. On the opposite side of the house, a large sun room offers a separate retreat, positioned to take full advantage of the expansive windows along the southwest side of the home. These large windows flood the interior with natural light and frame views of the surrounding landscape, enhancing the home's bright and open feel.

Outdoor amenities further elevate the property, including a scenic fishing pond with a walkover bridge and dock, creating a peaceful recreational escape.

Supporting the farm operation are three substantial shop buildings measuring 40' x 80', 60' x 80', and 50' x 75'. The largest shop is divided, with approximately one-third heated and finished with a concrete floor for year-round work and maintenance, while the remaining space provides ample equipment and implement storage. These improvements collectively blend high-quality rural living with the functionality required for a full-scale agricultural operation.



# AGRICULTURE



This property is a highly productive, turnkey agricultural operation offering a strong combination of irrigated cropland, feedlot capacity, and supporting infrastructure. The farm includes approximately 1,275 irrigated acres, inclusive of the BELF lease, supported by three Zimmatic pivots on the deeded ground consisting of one 20-tower, one 10-tower, and one 7-tower system. The large pivot has received approximately 25 tons per acre of manure application, contributing to improved soil health and sustained crop productivity. Additional feed value is included with the remaining silage and baled hay currently on hand.

Crop production is well established and diversified, with approximately 25 acres of planted winter wheat, 65 acres of rye/canola, 130 acres of growing rye on the deeded acres, and an additional 196 acres of growing rye located on the BELF lease land. These forage and grain crops provide excellent feed sources that complement the livestock component of the operation.

The feedlot is fully developed with approximately 3,800± linear feet of bunk space and is designed for efficient cattle management. Quality cattle-handling facilities include a tub and hydraulic squeeze chute, allowing for safe, effective processing and animal care. The layout supports smooth cattle flow and daily operational efficiency.

With excellent highway access and close proximity to Imperial and surrounding regional markets, the operation benefits from convenient access to feed suppliers, sale barns, and processing facilities. Overall, this well-balanced agricultural property is positioned for immediate use, offering both production strength and logistical advantages in a proven farming and feeding area of southwest Nebraska.

Additional agricultural improvements include a 25,000 bushel grain bin, 15,000 gallons of bulk fuel storage.



# REGION & CLIMATE



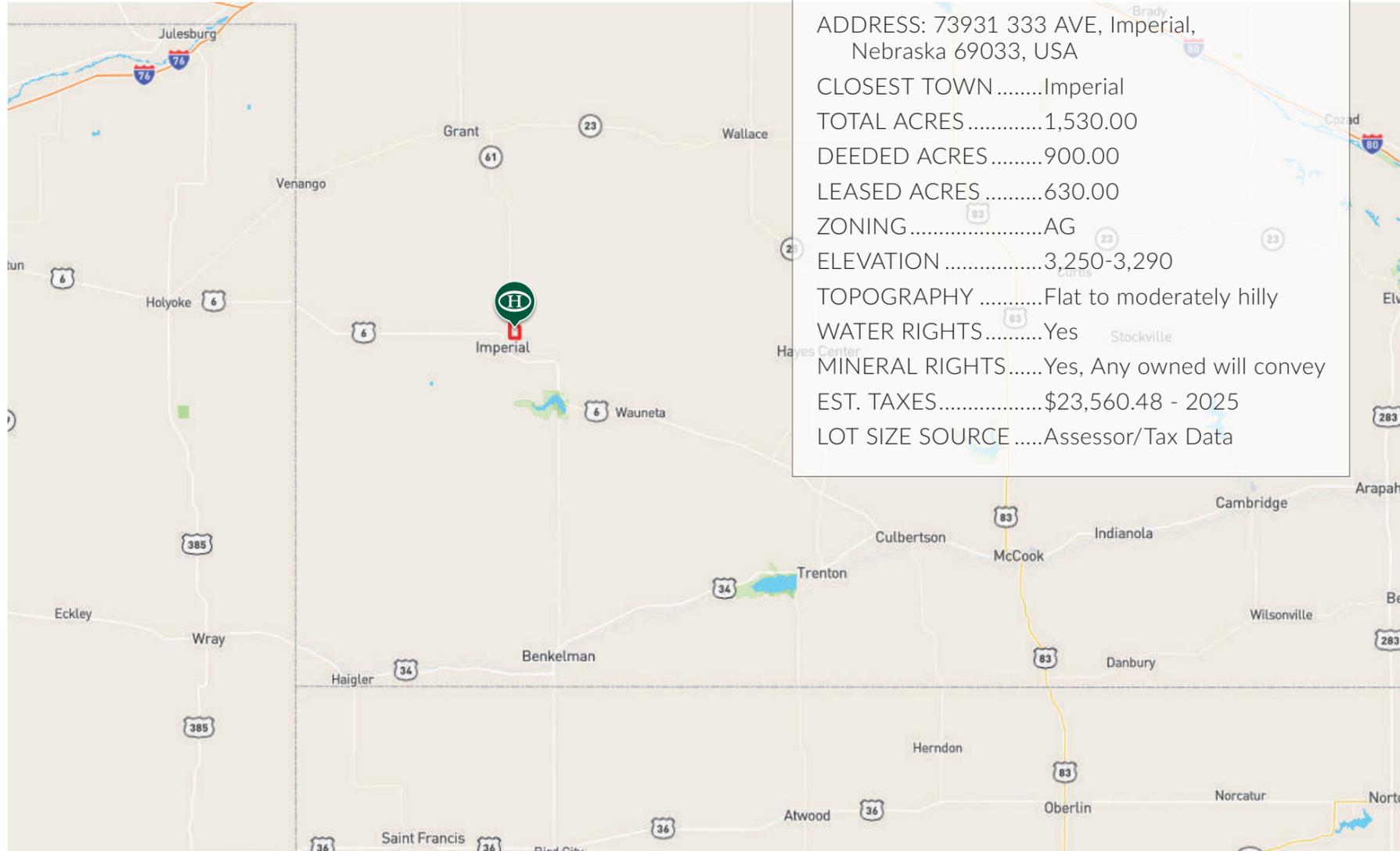
The property is located in southwest Nebraska near Imperial, an area known for its productive agricultural climate and strong farming heritage. The region experiences a semi-arid climate with four distinct seasons, well suited for both crop production and livestock operations. Warm summers provide ideal growing conditions for irrigated crops and forages, while cool, dry falls allow for efficient harvest and cattle feeding.

Annual precipitation averages approximately 18–20 inches, with the majority occurring during the growing season. Combined with reliable groundwater resources, this climate supports consistent irrigated crop yields and high-quality forage production. Winters are typically cold but manageable, making the area well adapted for feedlot and backgrounding operations, while low humidity helps reduce weather-related stress on livestock.

Southwest Nebraska is characterized by gently rolling terrain, fertile soils, and an extensive agricultural infrastructure. The area is supported by strong local markets, grain elevators, feed suppliers, and livestock services, contributing to efficient farm and feedlot operations. With good transportation access and a long growing season, the Imperial area continues to be a proven and desirable region for both row-crop farming and cattle feeding enterprises.



# MAPPING



## IMPERIAL FARM AND FEEDLOT

ADDRESS: 73931 333 AVE, Imperial, Nebraska 69033, USA  
 CLOSEST TOWN.....Imperial  
 TOTAL ACRES .....1,530.00  
 DEEDED ACRES .....900.00  
 LEASED ACRES .....630.00  
 ZONING.....AG  
 ELEVATION .....3,250-3,290  
 TOPOGRAPHY .....Flat to moderately hilly  
 WATER RIGHTS.....Yes  
 MINERAL RIGHTS.....Yes, Any owned will convey  
 EST. TAXES.....\$23,560.48 - 2025  
 LOT SIZE SOURCE .....Assessor/Tax Data





*Exclusively Presented By:*

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