

# **Iowa Farm Land Brokers**

David Hueneker

Midwest Farmland

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≡ MENU



**Status:** Available

**Price:** \$16,800,000

**Acres:** 5,498 +/-

**Price Per Acre:** \$3,056

**Type:** Farms

**Address:** 404 W. Washington St.

**City, State:** Venango, Nebraska

**County:** Perkins

**ZIP Code:** 69168

Lat/Long: 40.7612237, -102.0447382

## Description

Secure these 35 highly-productive dryland quarters with deep, rich fertile soils, high-quality water, and an impressive farm headquarters for one of the best farming operations around.

MJW Farms is a magnificent 5,498-acre dryland farm in western Nebraska, consisting of 35 highly productive quarters spread over 23 miles. The deep, fertile soils yield a significant amount of excellent crops. With a 3-bedroom home, 5 outbuildings, 3-phase power, natural gas, and livestock-quality water, this farm could also serve as a productive livestock operation or an organic farming operation.

MJW Farms is located in western Perkins and Chase County, Nebraska. It is in one of the most fertile, productive areas of the Heartland, otherwise known as the Great Plains of the United States.

The entire operation is managed from an impressive headquarters in Venango, Nebraska.

Venango is surrounded by several small towns within a 30 mile radius: Grant, NE to the east, Imperial, NE to the southeast, Ogallala, NE to the northeast, and Holyoke, CO to the west.

State highway 23 runs directly through Venango, and runs parallel (east and west) to I-80, connecting to the major highway via Hwy 6 through Colorado.

Two nearby railroads connect you to both the East Coast and West Coast. Burlington Railroad runs right alongside Highway 23, and the Union Pacific railroad runs 20 miles to the north, in the Platte Valley.

Venango has a large, impressive grain elevator, located adjacent to the Burlington railroad, that boasts the ability to load more railroad cars than any other elevator in the nation.

The abundant production assets in the area allow you to seek competitive bids. Multiple grain elevators are located within 35 miles of the farm headquarters (on both railroads). A 56,000-head feed yard, along with other feed yards in the area, contract for silage, forage and grain. This farm is centrally located between three major beef packing plants, which makes it a great area to provide feed for cattle. Last but not least, a large fertilizer plant is located just west of the Venango grain elevator.

MJW Farms gives you 5,498 acres of deep, fertile, soils that provide the foundation for excellent dryland crops. With an elevation of 3596 feet above sea level, the land is wide open and ranges from flat to rolling hills, perfect for farming.

21 inches of rain and 27 inches of snow per year soak into the level ground and provide the moisture necessary for excellent dryland corn, wheat, millet, sunflowers, and other crops.



The views from the property are vast and far. Miles of flowing fields of wheat and productive corn fields capture your attention in all directions. Neighboring farms and bins catch the eye, scattered over the rolling hills and far-reaching plains.

The land produces a significant amount of crop that is harvested, sold and delivered right there in Venango.

This property also has the potential to be developed into a productive livestock operation, thanks to three-phase power, natural gas, and plenty of livestock-quality water. Alternatively, you could create a profitable organic farming operation, given the abundance of cattle manure and compost in the area.

The home is a modest 3 bedroom/2 bath, 1976 square foot brick ranch, with a 2-car attached garage, located just a stone's throw away from the operations headquarters.

Beautiful evergreens shelter the headquarters, which is well cared for with nice gravel roads and well-manicured yards.

Several outbuildings help support your production, including the following:

- A 60' x 100' insulated shop with heated office, bathroom, and shower
- A 250' x 120' storage building for machinery with a steel frame and 2 large overhead doors
- A 60' x 100' insulated curvet building with large overhead door
- A 50' x 80' storage building with large overhead door and gravel floor
- A 50' x 20' utility building with a dirt floor
- A loading dock to load and unload machinery

The farm also includes three new, state of the art, 50,000 BU grain bins with full aeration floors and 10 inch unload augers, equipped with power sweeps that unload the bottom of the bin at 6,000 bu per hour.

The seller is willing to oversee the farm for a year or two and all farming equipment is available for negotiation.

Nebraska's largest reservoir, Lake McConaughy, is just a short hour north. This 40,000-acre water site provides extraordinary and beautiful white sandy beaches. In addition, you can enjoy an abundance of activities such as boating, fishing, swimming and camping.

Grant, Nebraska is a quaint small town with small local restaurants and shopping, just a short 20 minutes east. Grant recently expanded their airport to accommodate small jets, and they have doctors and specialists fly in on a regular basis to their state-of-the-art medical facility. They built onto the hospital 3 years ago. Around the same time, they also added new classrooms and a gym onto the High School.

Holyoke, CO is a quick 18 miles away and offers a nice hotel, several hometown restaurants and small shops to visit.

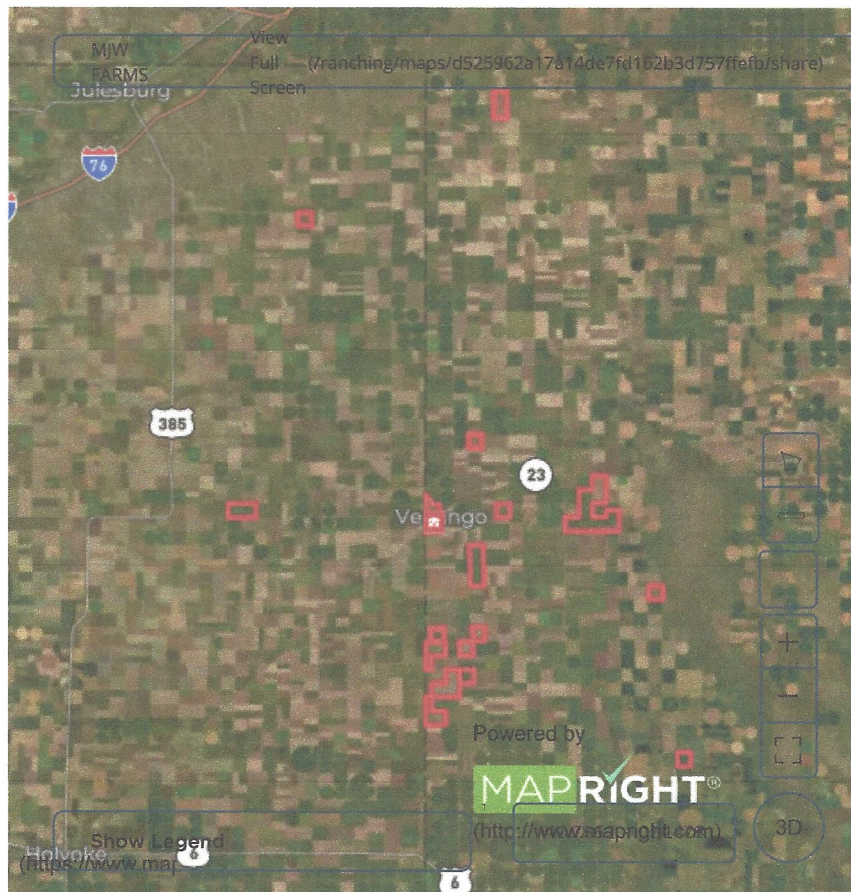
The seller has spent the last 15 years assembling the best pieces of ground in the area to organize an efficient, highly productive farming operation. This farm would make a good addition to anyone's investment portfolio.

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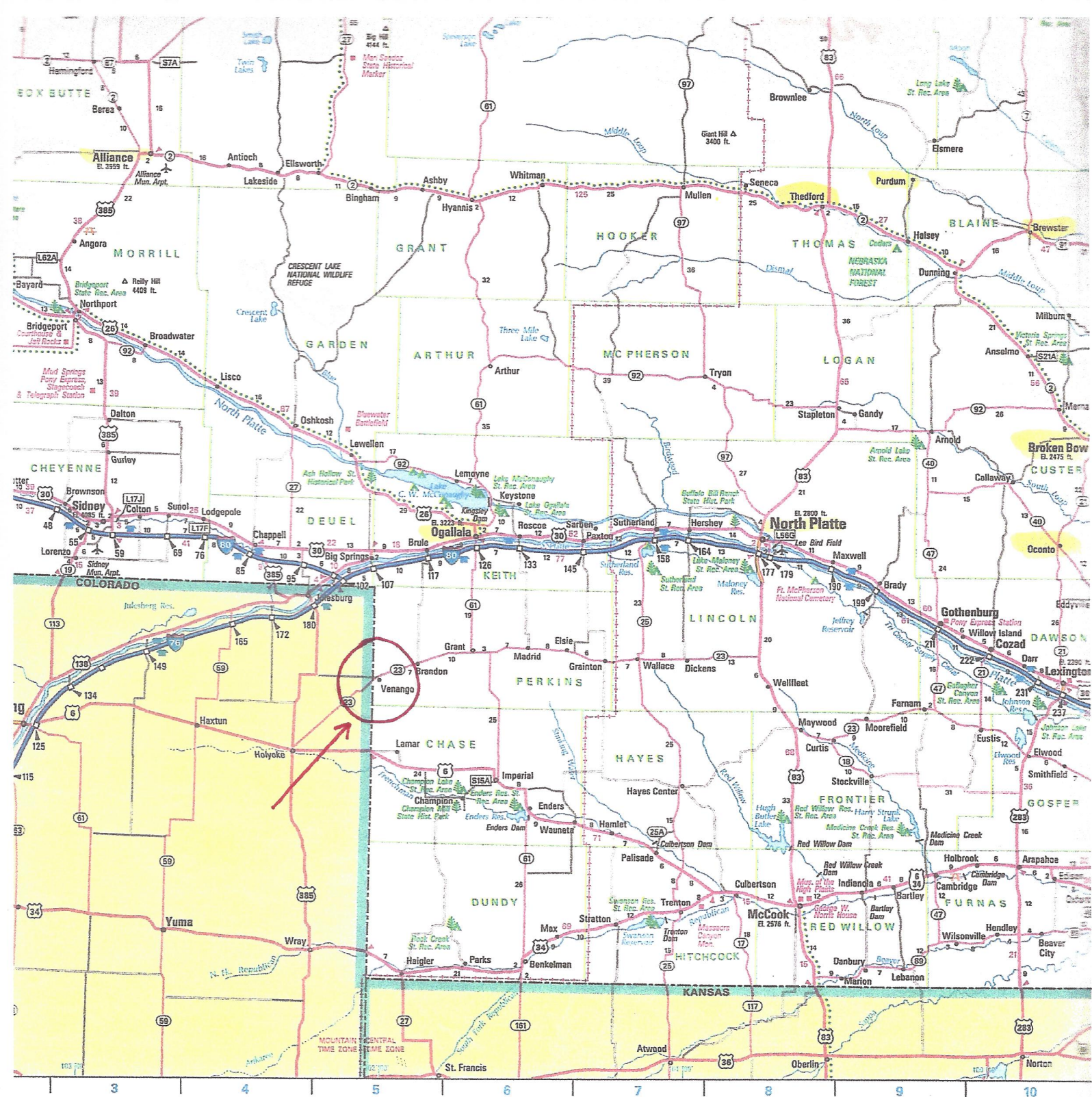
## Interactive Map











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