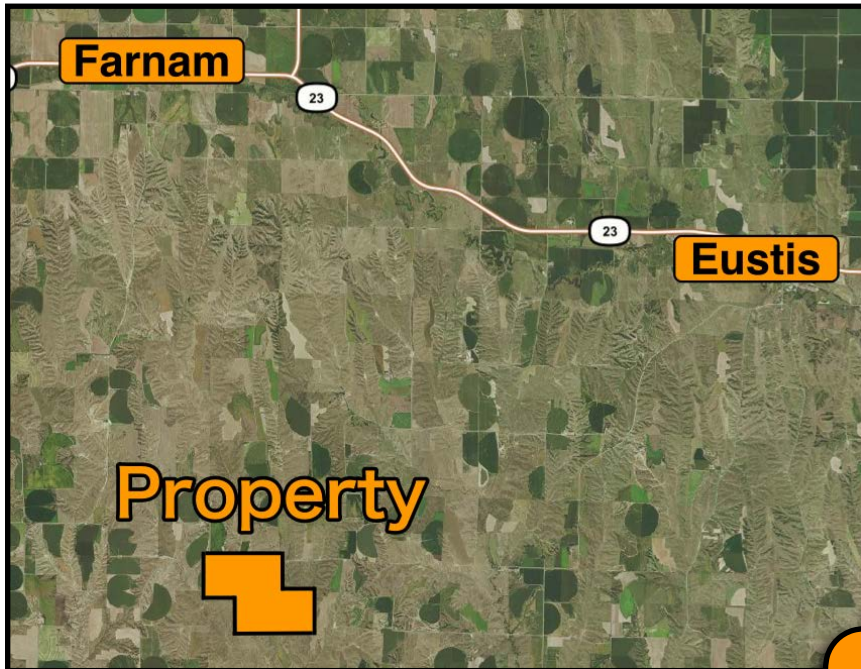


MARSHALL
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2033 Central Ave. - Kearney, NE
Office 308-234-6266

FRONTIER COUNTY, NE

LAND FOR SALE



651.69
Acres ±

Axtell Family Farm

CROPLAND & PASTURE

Location: From Farnam, 1 mile east on Highway 23, 6 1/2 miles south on Rd. 410, 1 mile west on Rd. 744 and 1 mile south on Rd. 409. From Eustis, 5 miles west on Highway 23, 3.75 miles south on Rd. 412, 1 mile west on Rd. 745, 1 mile south on Rd. 411, 2 miles west on Rd. 744 and 1 mile south on Rd. 409 (northwest corner of the property).

Legal Description: North Half and Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, all in Township 7 North, Range 25 West of the 6th P.M. in Frontier County, Nebraska.

About the Land: 651.69 Acres, more or less, according to Frontier County Assessor's records. Consisting of 282.2 acres of certified irrigated cropland, approx. 59.1 acres of non-irrigated cropland and the remainder mostly pastureland. Includes two electric irrigation wells, (2) reuse pits, 18,000 bu. grain bin and an older home.

Farm Service Agency: Corn base - 257.1 Acres with 142 bu. PLC yield, Soybean base - 33.2 acres with 42 bu. PLC yield, Wheat base - 38.7 acres with 51 bu. PLC yield.

Natural Resources District: The land is located in the Middle Republican NRD and has certified irrigation rights for 282.2 acres.

Well Data: **West Well:** (per registration) G-031079, November 1968, 293ft. deep, 200ft. static water level, 270ft. pumping level, 750 GPM. **East Well:** (per registration) G-060777, September 1978, 370ft. deep, 181ft. static water level, 231ft. pumping level, 1,100 GPM.

Soil Types: Soils of the cropland are mostly Holdrege silt loam, remainder is primarily Coly and Uly silt loams.

2018 Taxes: \$ 10,687.7

Price and Terms: \$ 1,650,000. 10% earnest money payment upon signing purchase agreement.

Your Farm and Ranch Specialists

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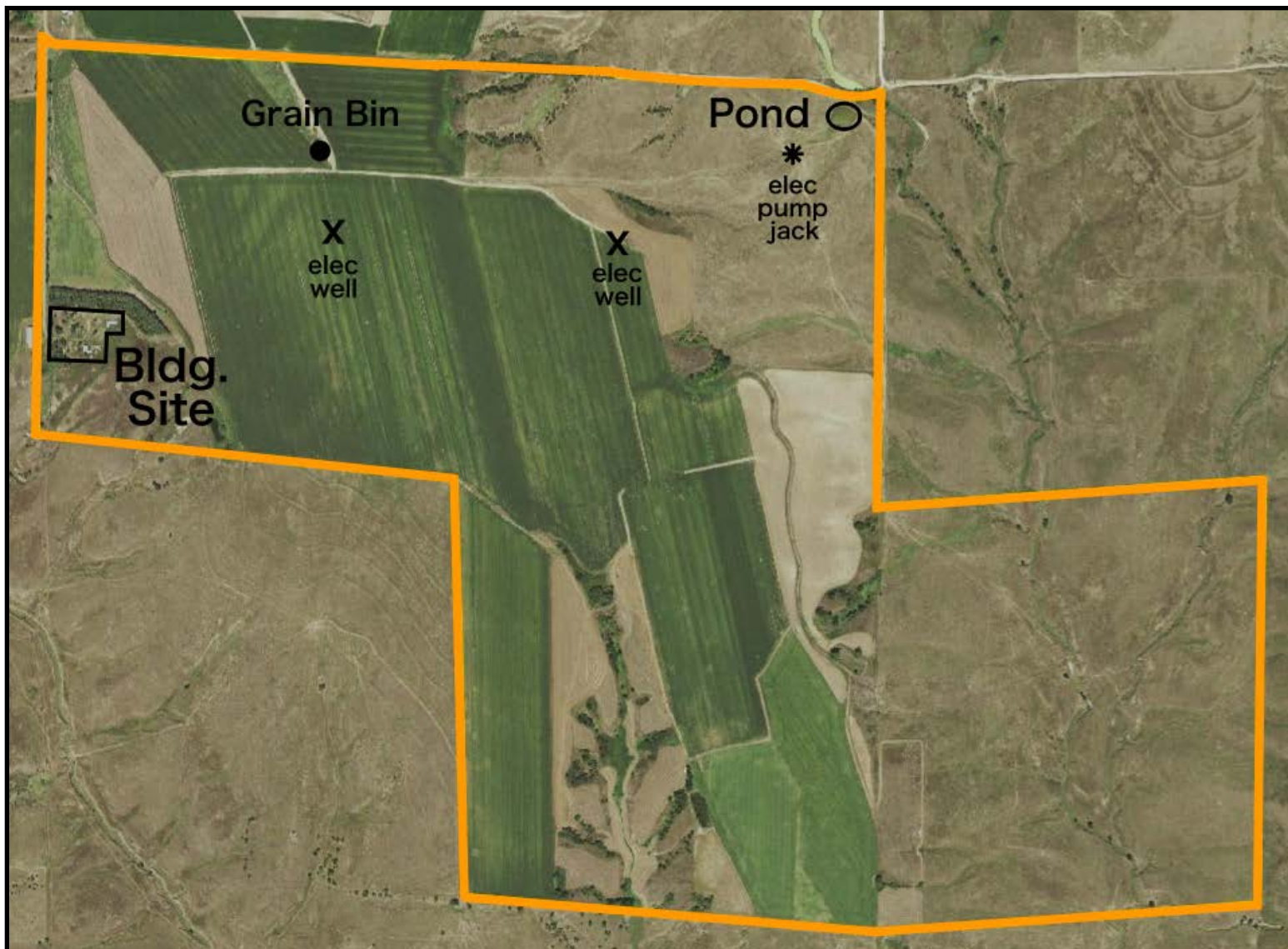
Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

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Maps are for illustrative purposes only and are not intended to represent precise property lines.

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