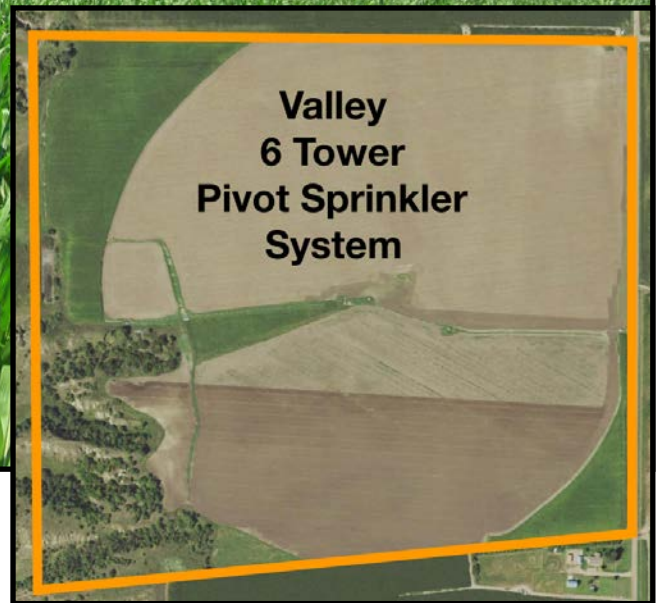


MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

BERTRAND, NEBRASKA

LAND FOR SALE

142 Acres ± Pivot Irrigated Land



Location: From Bertrand, 1 mile northwest on Highway 23 and 3 miles west on Rd. 739. From Smithfield, 1 mile southeast on Highway 23 and 1 1/2 miles south on Rd. 434

Legal Description: Part Northeast Quarter of Section 32, Township 7 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 142 Acres, more or less, according to Gosper County Assessor's records. Excellent pivot irrigated cropland with a Valley 6 tower pivot sprinkler system - new in approx. 2004 and 10" well with power unit. Certified organic.

Farm Service Agency: Corn base - 89 acres with 171 bu. PLC yield, Soybean base - 30 acres with 49 bu. PLC yield.

Well Data: (per registration) G-063906, April 1980, 11" pump column, 340ft. deep, 207ft. static water level, 230ft. pumping level, 1,400 GPM

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 128.99 acres.

Soil Types: Cropland has 70.7 SRPG rating, 88.6% Holdrege silt loam, remainder is primarily Hall silt loam

2018 Taxes: \$ 5,734.80

Price and Terms: \$ 1,100,000. 10% earnest money payment upon signing purchase agreement.

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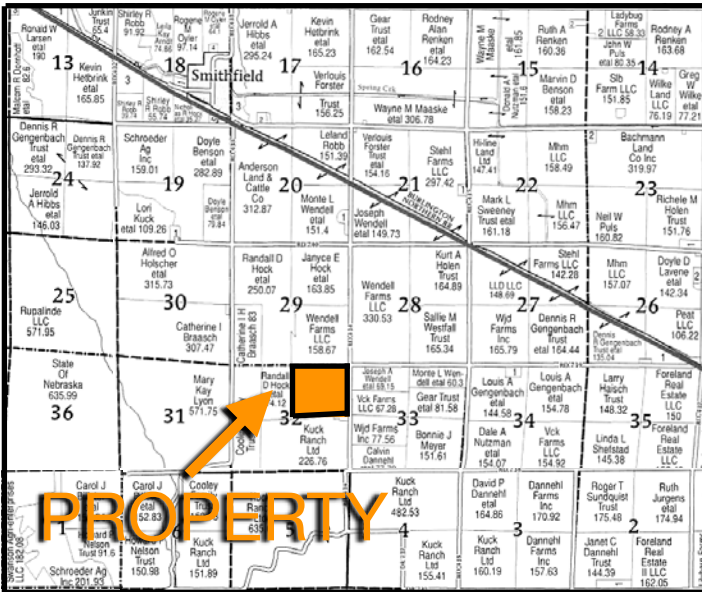
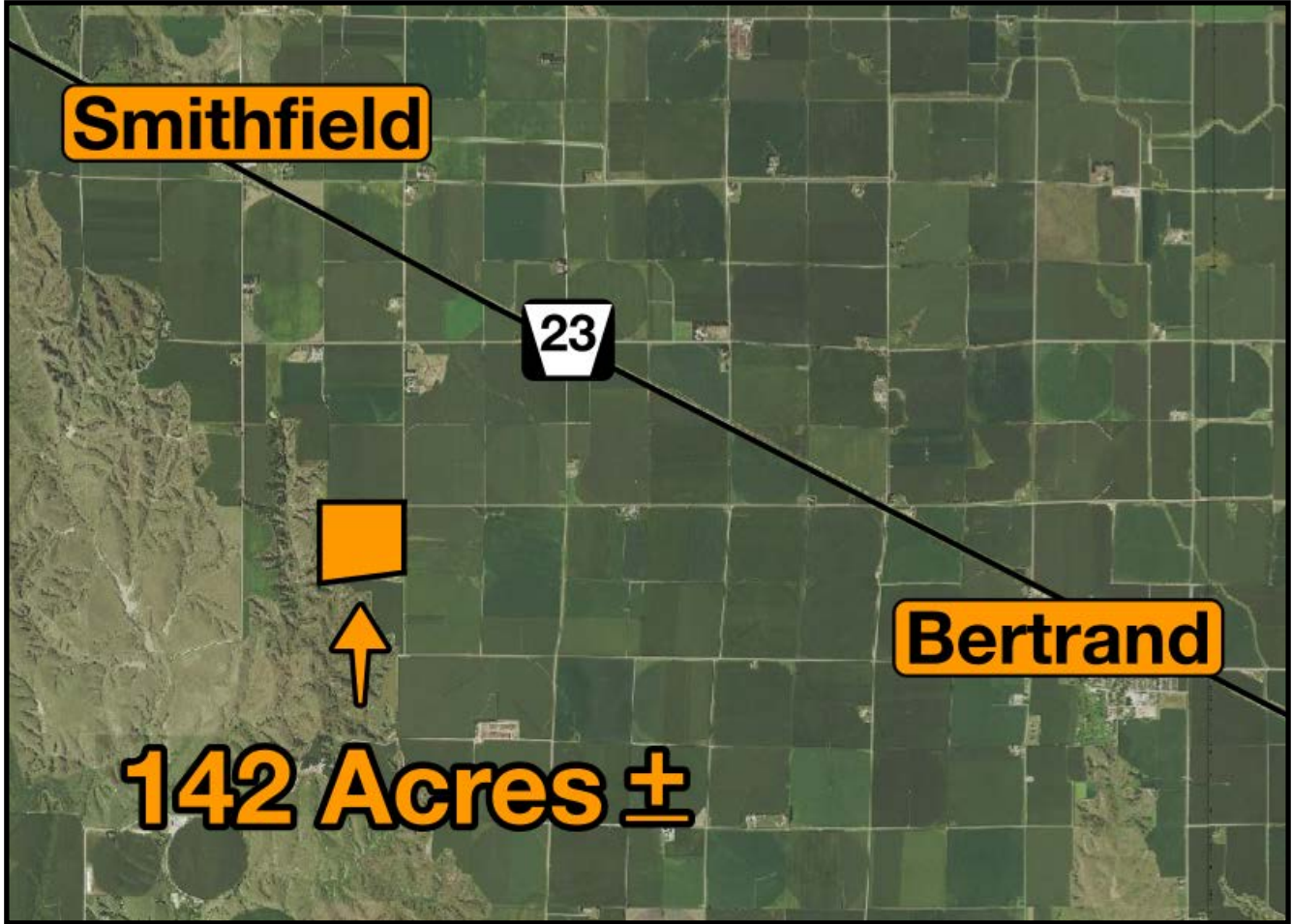
Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm and Ranch Specialists



Maps are for illustrative purposes only — not intended to represent actual property lines.

See all photos and maps at marshallauction.com

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