

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

BERTRAND, NEBRASKA

LAND FOR SALE

309.41 Acres ±



Location: From Smithfield, 1/2 mile north on Rd. 433 and 1/2 mile east on Rd. 742. From Bertrand, 4 miles west on Highway 23 and 1 1/2 miles north on Rd. 434.

Legal Description: Northeast Quarter and part of Southeast Quarter of Section 8, Township 7 North, Range 21 West of the 6th P.M., Gosper County, Nebraska

About the Land: 309.41 Acres, more or less, according to the Gosper County Assessor's records. Consisting of approx. 120 acres pivot irrigated, approx. 40 acres of dryland and the remainder mostly grassland. Includes a Valley 8 tower pivot system - new in 2013 and a 40HP electric canal pump - new in 2013. The farm has 120 acres of CNPPID water. Water for livestock is provided by an electric well - new in 2012, with underground pipeline serving 3 tank locations.

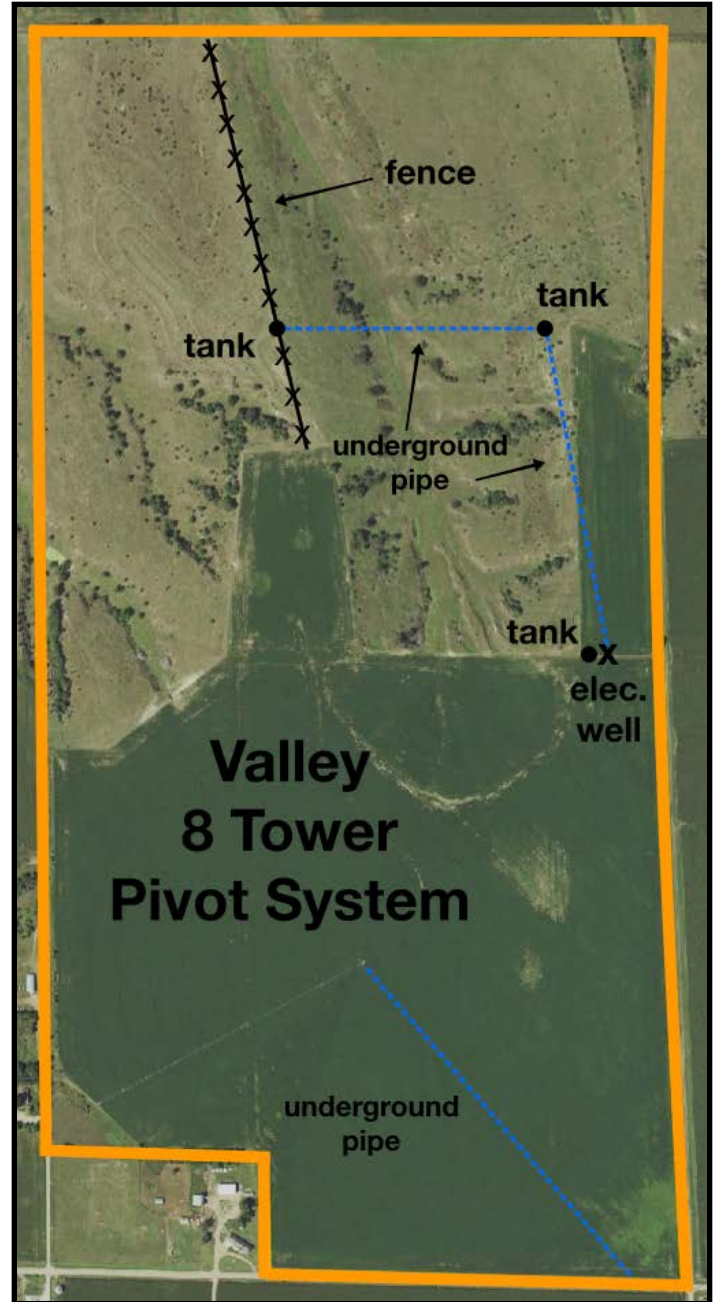
Farm Service Agency: Corn base - 100.94 acres with 139 bu. PLC yield, Wheat base - 7.22 acres with 60 bu. PLC yield, Soybean base - 5.25 acres with 52 bu. PLC yield.

Well Data: (per registration) G-162305, April 2012, 1.25" pump column, 240ft. deep, 137ft. static water level, 137ft. pumping level, 12 GPM

Soil Types: Cropland has 69.1 SRPG rating, 77.3% Holdrege silt loam, 14.7% Hall silt loam, the remainder other.

2018 Taxes: \$ 8,425.92

Price and Terms: \$ 1,400,000. 10% earnest money payment upon signing purchase agreement.



Pivot Irrigated Land

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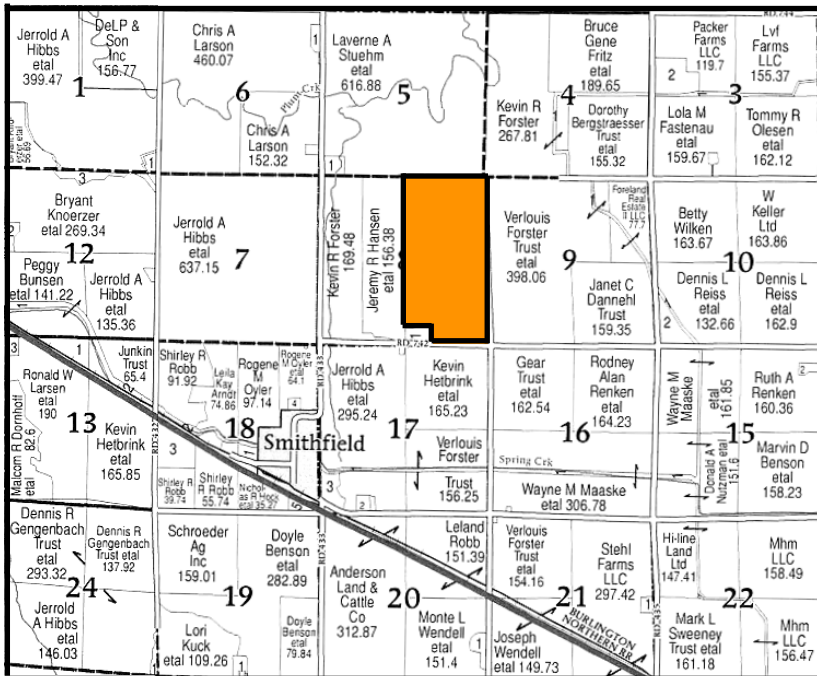
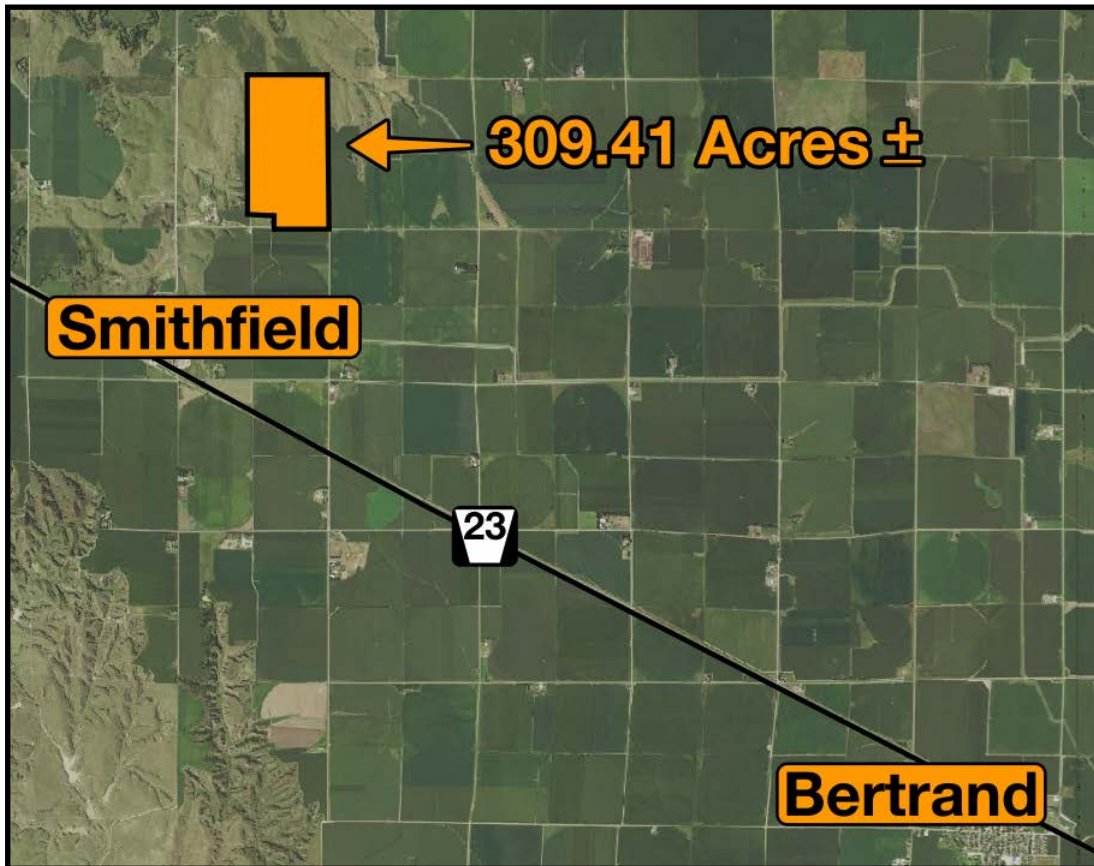
Miles Marshall | Broker

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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