

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

BUFFALO COUNTY, NE

LAND FOR SALE

Calvin H. Owen Estate

142.45 Acres ±

Location: From Elm Creek, 3.5 miles north on Highway 183.

Legal Description: West Half of the West Half of Section 4, Township 9 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska, except highway right-of-way.

About the Land: 142.45 acres, more or less, according to Buffalo County Assessor records. Very well located land along Hwy 183 — consisting of approx. 50 acres of pivot irrigated cropland, approx. 58 acres of gravity irrigated cropland and the remainder mostly non-irrigated cropland. Includes a Valley (9) tower pivot sprinkler system and an 8" well with John Deere diesel power unit.

Well Data: (per registration) G-097345, August 2003, 360ft. deep, 60ft. static water level, 168ft. pumping level, 900 GPM

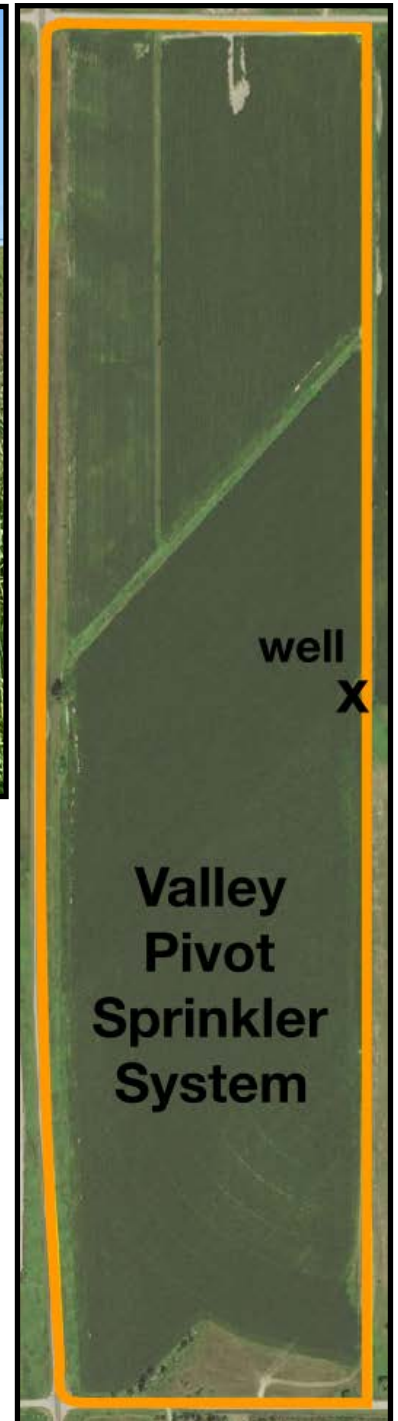
Farm Service Agency: Corn base — 125.6 acres with 175 bu. PLC yield

Natural Resources District: This property is located in the Central Platte NRD and has certified irrigation rights for 108 acres.

Soil Types: 53.4% Hobbs silt loam, 43.6% Coly silt loam and 2.9% Hord silt loam

2018 Taxes: \$ 8,732.80

Price and Terms: \$ 760,000. 10% earnest money payment upon signing purchase agreement.



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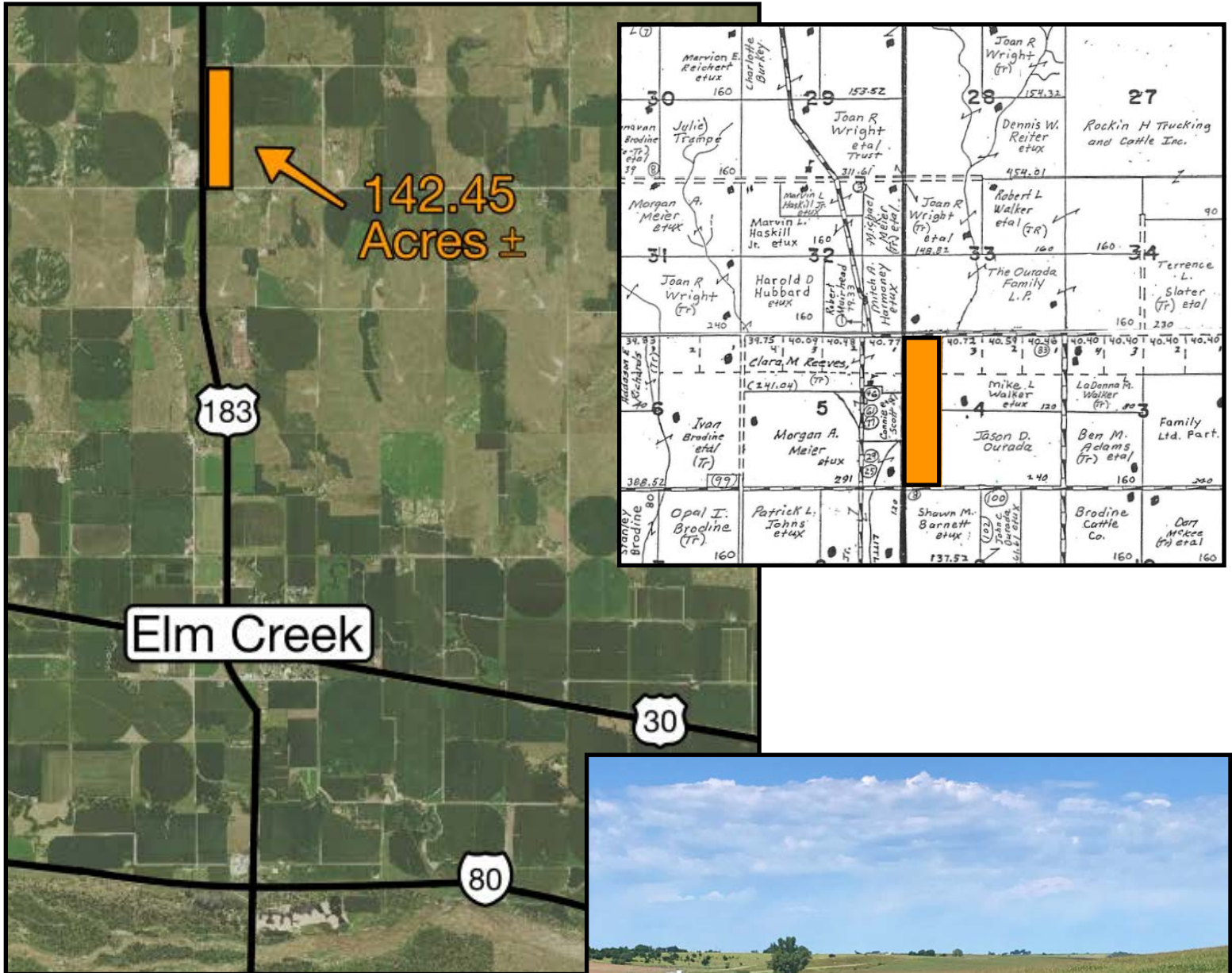
Miles Marshall | Broker

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.



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