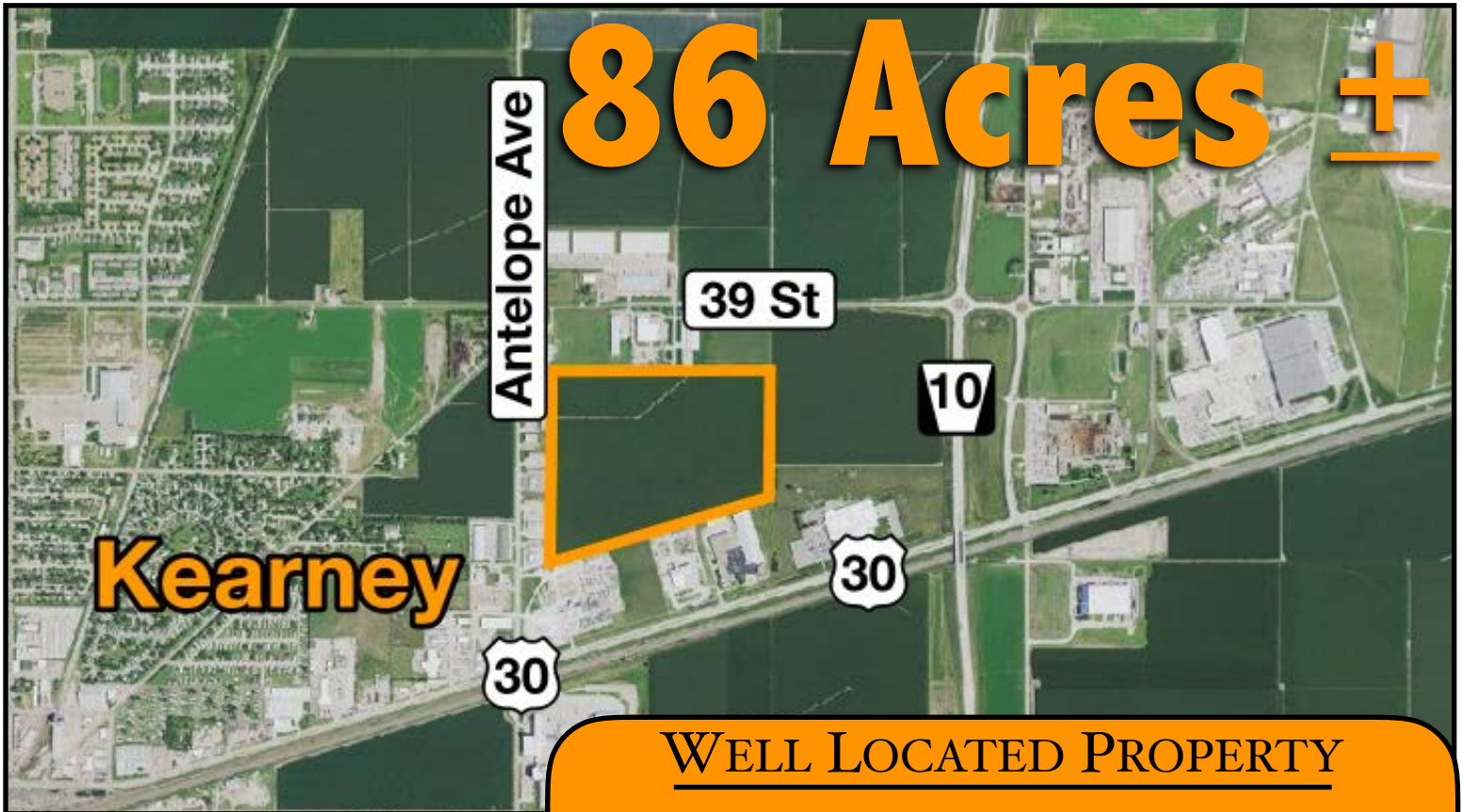


MARSHALL
LAND BROKERS & AUCTIONEERS
2033 Central Ave. - Kearney, NE
Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE



WELL LOCATED PROPERTY
POTENTIAL FOR
COMMERCIAL/INDUSTRIAL

Location: East Kearney

Legal Description: A tract being part of the Northwest Quarter of Section 32, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska.

About the Land: 85.926, more or less, according to Buffalo County Assessor records. Very well located land with access from three directions, north, west and south. Currently irrigated cropland with excellent potential for commercial/industrial use. The property is located in a Qualified Opportunity Zone as designated by the Federal Government.

Irrigation Well Data: (per registration) G-070735, March 1988, 110ft deep, 36ft. static water level, 58ft pumping level, 1,050 GPM

Zoning: Ag

2018 Taxes: \$ 8,550.18

Price and Terms: \$ 2,150,000. 10% earnest money payment upon signing purchase agreement.

Office 308-234-6266

Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Land Specialists

marshallauction.com



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

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