

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

BUFFALO COUNTY, NE

# LAND FOR SALE

## 160 Acres ±



**Location:** Corner of Sioux Rd. and 280 Rd. From Shelton, 11 miles north on Shelton Rd. and 1.5 miles west on 280 Rd.

**Legal Description:** Northwest Quarter of Section 10, Township 11 North, Range 13 West of the 6th P.M., Buffalo County, Nebraska

**About the Land:** 160 Acres, more or less, according to Buffalo County Assessor's records. Consisting of approx. 82.3 acres of non-irrigated cropland, the remainder mostly pastureland. Water for livestock is provided by an electric well.

**Farm Service Agency:** Corn base — 46.36 acres with 121 bu. PLC yield, Soybean base — 26.34 acres with 39 bu. PLC yield

**2018 Taxes:** \$ 3,322.00

**Price and Terms:** \$ 460,000. 10% earnest money payment upon signing purchase agreement. Remainder due at closing. Full possession available for the 2020 season.

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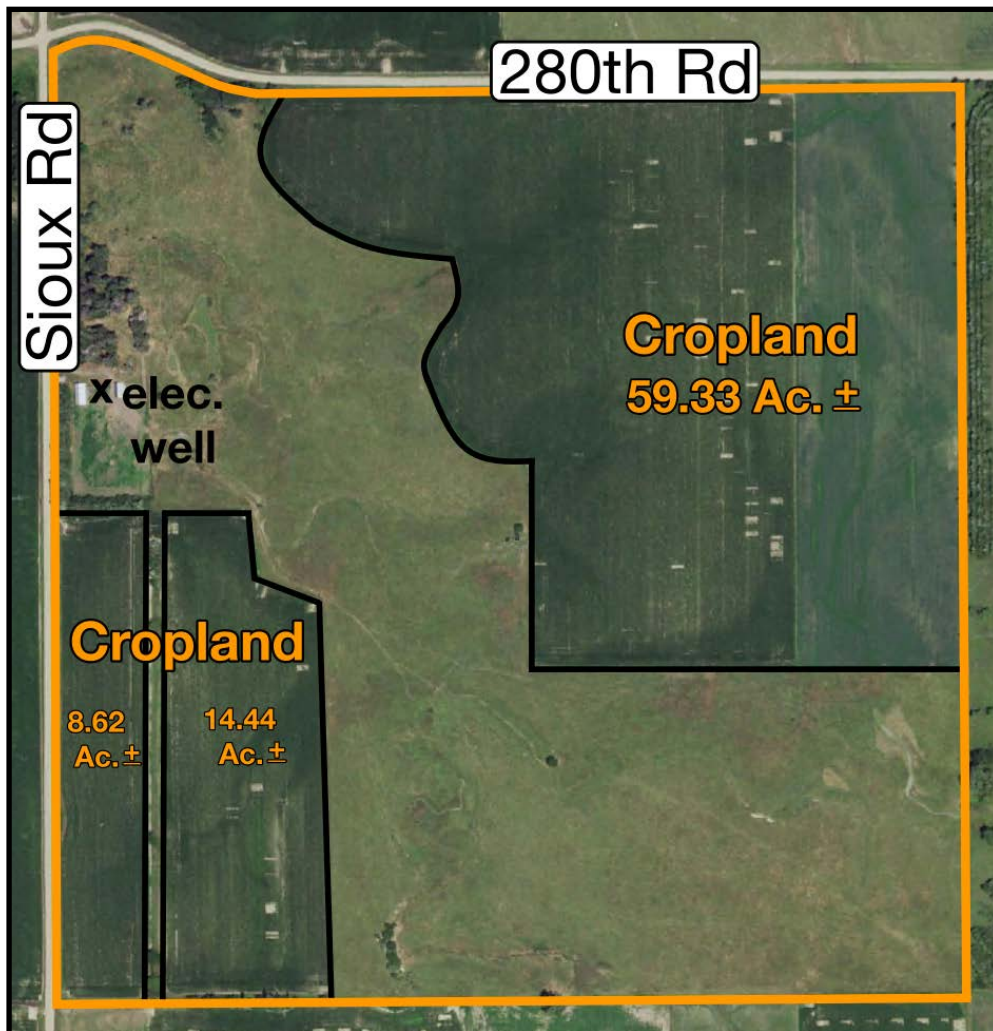
**Miles Marshall | Broker**

Cell 308-233-4384

**Luke Huddleston | Associate**

Cell 308-293-7258

Land...Is Our Business



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



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