

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

BUFFALO COUNTY, NE

LAND FOR SALE

160 Acres ±



Location: Next to Cherry Rd. between 115 Rd. & 130 Rd - northeast of Kearney. From the intersection of Highway 10 and Highway 40 just north of Kearney, 3.5 miles north on Highway 10 and 2.75 miles east on 130 Rd.

Legal Description: East Half of the East Half of Section 32, Township 10 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska.

About the Land: 160 Acres, more or less, according to Buffalo County Assessor's records. A well located tract next to Cherry Rd. northeast of Kearney. Currently hayland with potential for cropland.

Soil Types: 60.4% Hobbs silt loam and 2.4% Holdrege silt loam rated as Class 2, 34% Coly silt loam rated as Class 4, and the remainder Uly, Holdrege and Coly soils rated as Class 4.

2018 Taxes: \$ 3,559.40

Price and Terms: \$ 440,000. 10% earnest money payment upon signing purchase agreement.

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Miles Marshall | Broker

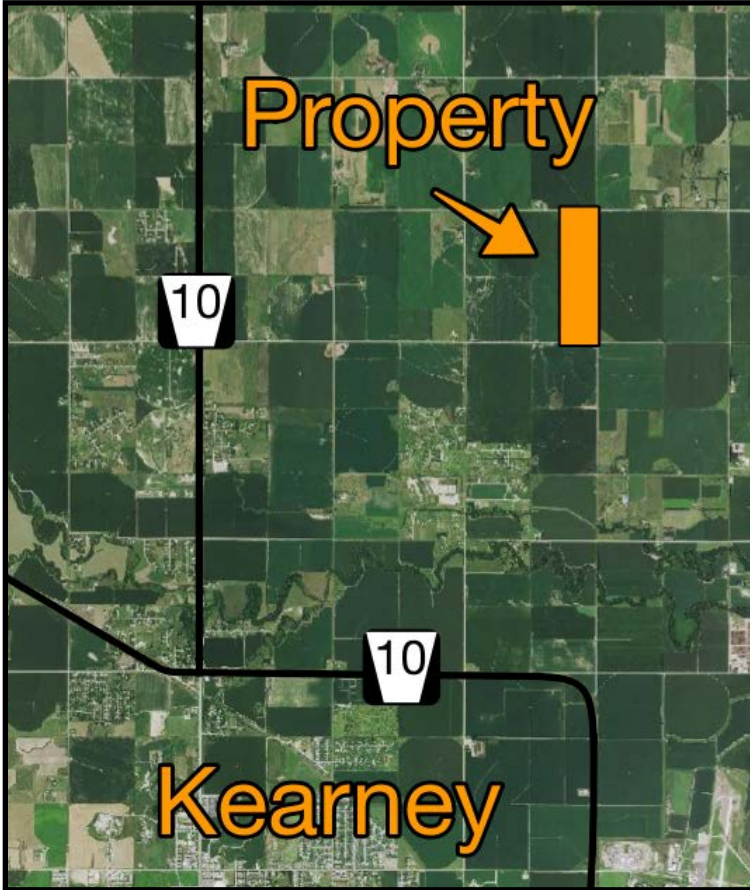
Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm and Ranch Specialists

marshallauction.com



WELL LOCATED LAND

**CROPLAND
POTENTIAL**

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



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