

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

KEARNEY COUNTY, NE

LAND FOR SALE

137.15 Acres ±



Location: From the east edge of Minden, 3 miles Northeast on US Highway 6 & 34.

Legal Description: Northwest Quarter of Section 3, Township 6 North, Range 14 West except a 40 acre tract in the northwest corner and also part of the South Half of the Southwest Quarter lying South and East of the railroad right-of-way in Section 34, Township 7 North, Range 14 West of the 6th P.M., Kearney County, Nebraska.

About the Land: 137.15 acres, more or less, according to Kearney County Assessor Records. Exceptionally well located land lying next to US Highway 6 & 34. Consists of a good quality pivot irrigated farm. Includes a Valley pivot sprinkler system and 8" well on natural gas.

Farm Service Agency: Total Cropland - 133.41 acres. Corn base - 75.8 acres with 179 bu. PLC yield. Soybean base - 4.6 acres with 53 bu. PLC yield.

Natural Resources District: This land is located in the Tri-Basin NRD and has certified irrigation rights for 106.46 acres.

Well Data: (per registration) G-095709, April 1984, 140ft. deep, 56ft. static water level, 90ft. pumping level, 1000 GPM.

Soil Types: Consists of 42.3% Class 1 and 2 Holdrege silt loams, the remainder mostly Coly, Uly, Libory soils.

2019 Taxes: \$ 5,508.44

Price and Terms: \$800,000. 10% earnest money payment upon signing purchase agreement.



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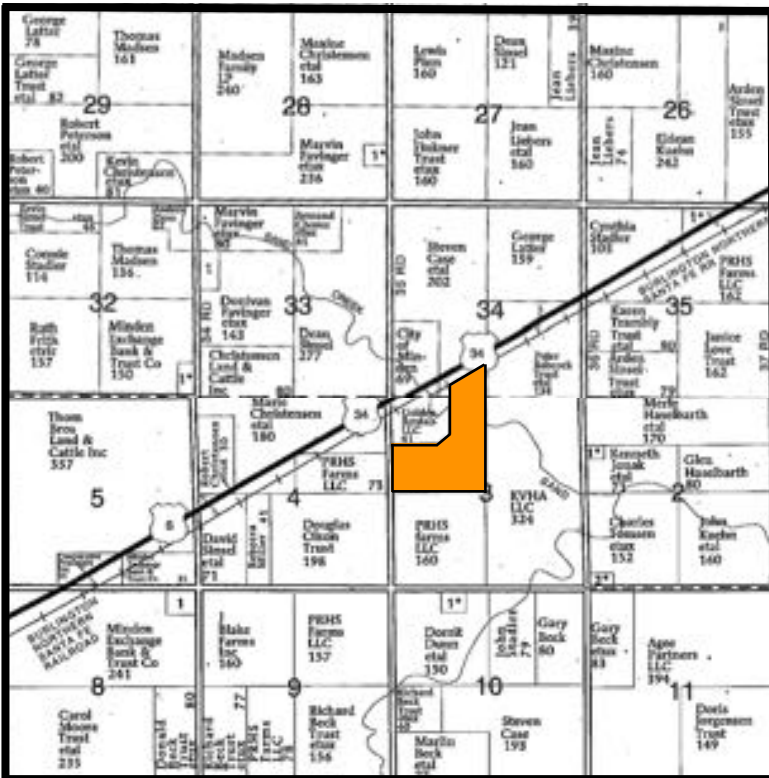
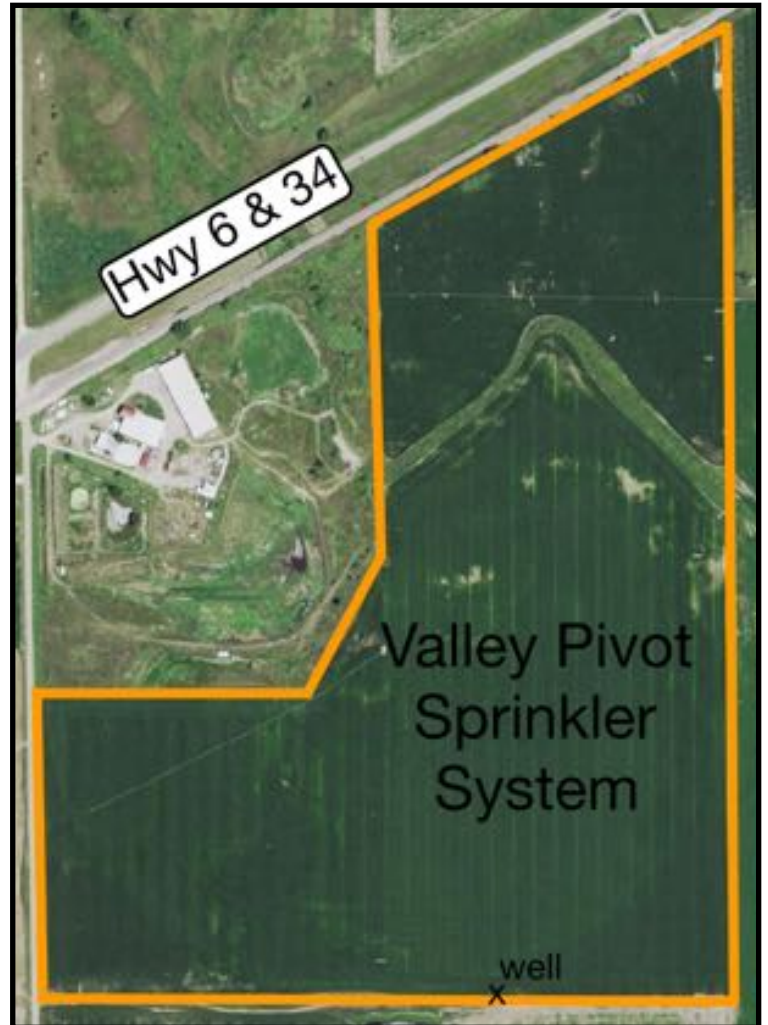
Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm & Ranch Specialists



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

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