

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

BUFFALO COUNTY, NE

LAND FOR SALE

Calvin H. Owen Estate

179.68 Acres ±

Location: From the east edge of Elm Creek, 1 mile east on Highway 30 and 1.5 miles north on Birch Rd

Legal Description: Part of the Northwest Quarter and part of the North Half of the Southeast Quarter of Section 22, Township 9 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska.

About the Land: 179.68, more or less, according to recent survey. Well located pivot irrigated cropland including a Valley 8000 (9) tower pivot sprinkler system - new in 2012. Also includes some gravity irrigated cropland and dry cropland.

Well Data: (per registration) G-097665, June 1979, 325ft. deep, 88ft. static water level, 147ft. pumping level, 900 GPM

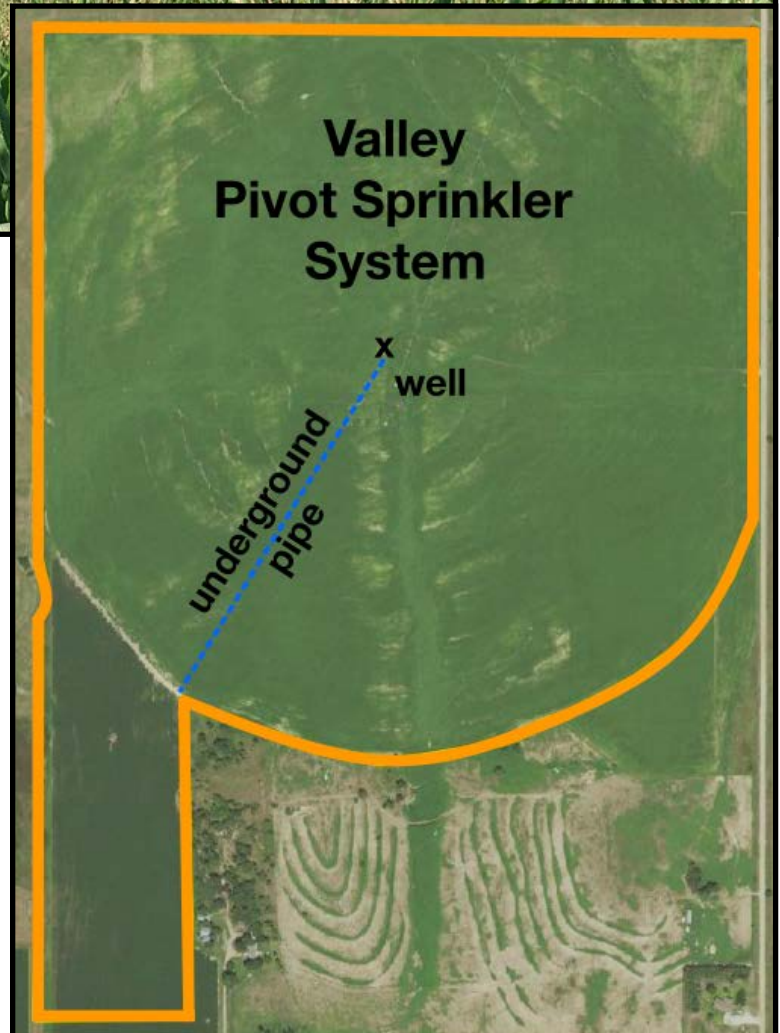
Farm Service Agency: (estimate) Corn base - 176 acres with 175 bu. PLC yield.

Natural Resources District: The property is located in the Central Platte NRD with estimated certified irrigation rights of 167.5 acres.

Soil Types: Mostly Coly, Uly and Hobbs soils with 21.8% Holdrege-Hall silt loam rated as Class 1.

2018 Taxes: \$ 12,474.94

Price and Terms: \$1,050,000. 10% earnest money payment upon signing purchase agreement.



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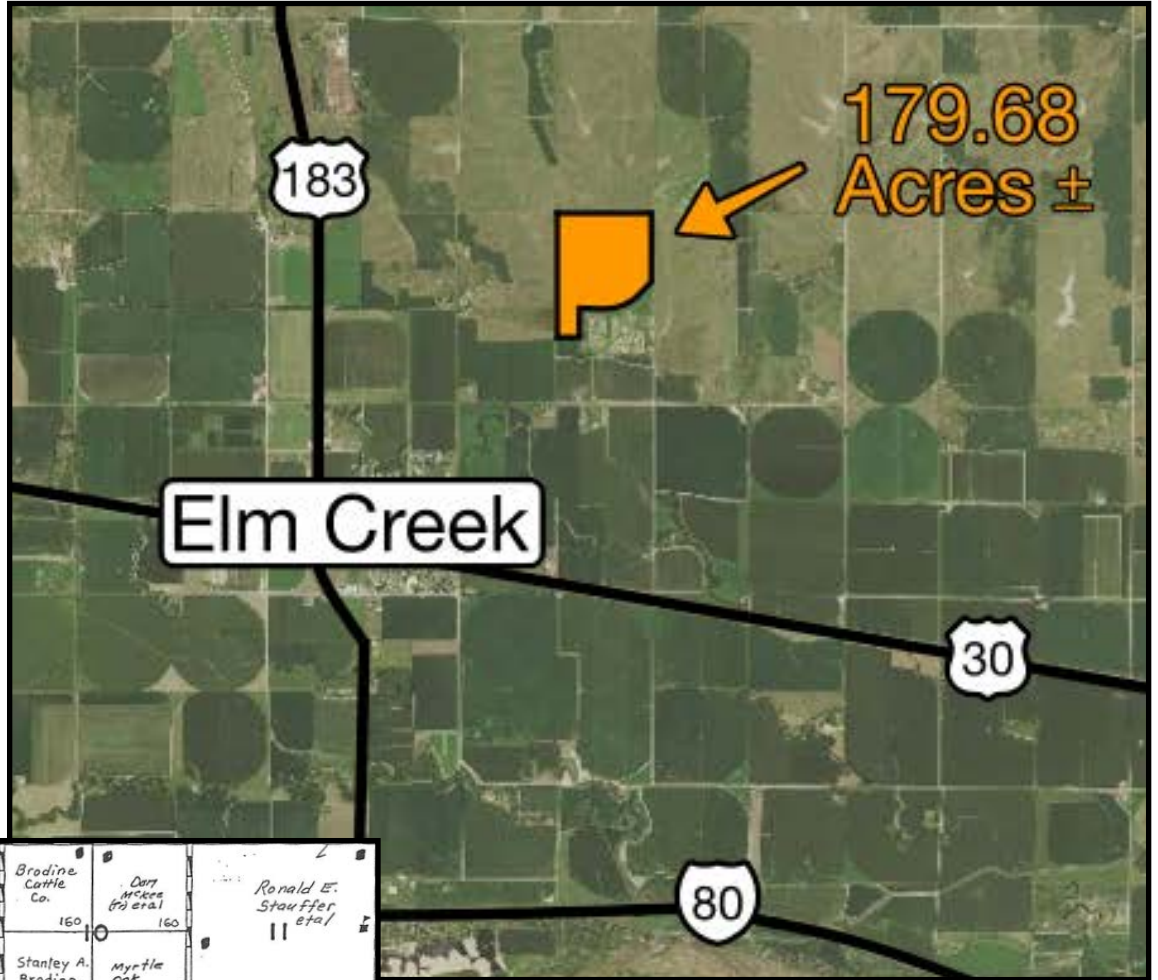
Miles Marshall | Broker

Cell 308-233-4384

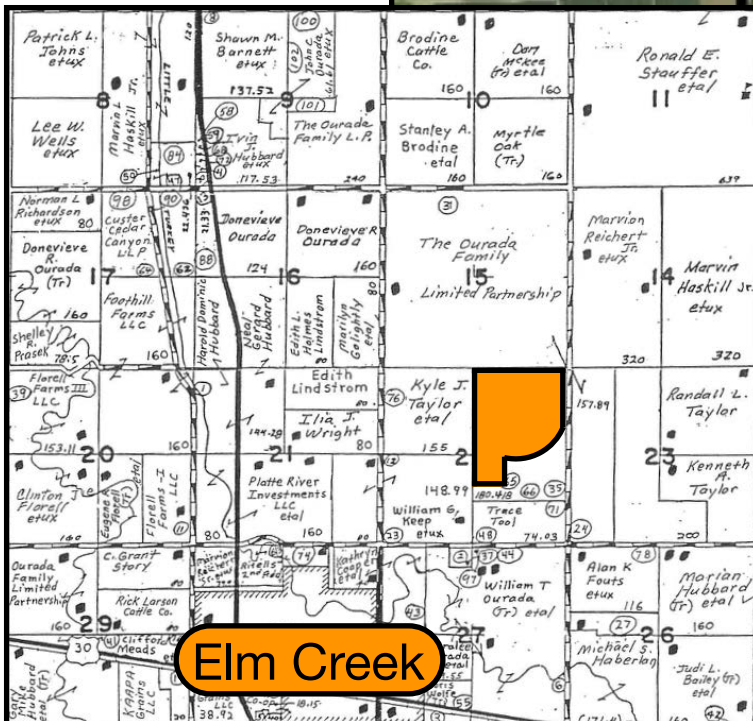
Luke Huddleston | Associate

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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