

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

HALL COUNTY, NEBRASKA

LAND FOR SALE

99.56 Acres \pm



Location: From the east edge of Wood River, 3.5 miles northeast on US Hwy 30. From the west edge of Alda, 2 miles southwest on US Hwy 30.

Legal Description: Part of East Half of Southeast Quarter north of highway right-of-way and part West Half of Southeast Quarter except highway and railroad right-of-way all in Section 11, Township 10 North, Range 11 West of the 6th P.M., Hall County, Nebraska.

About the Land: 99.56, more or less, according to Hall County Assessor Records. High quality pivot irrigated cropland. Exceptionally well located land with access from US Hwy 30. Includes (4) pivot sprinkler systems and well motors.

Farm Service Agency: Total Cropland - 97.11 acres. Corn base - 67.99 acres with 169 bu. PLC yield.

Natural Resources District: This land is located in the Central Platte NRD and has certified irrigation rights for 97.03 acres.

Well Data: (per registration) **Northwest Well** - G-008208, July 1957, 62ft. deep, 26ft. static water level, 35ft. pumping level, 1000 GPM. **Southwest Well** - G-039338, May 1973, 62ft. deep, 21ft. static water level, 55ft. pumping level, 600 GPM. **Northeast Well** - G-164780, Sept 2012, 91ft. deep, 30ft. static water level, 46ft. pumping level, 900 GPM.

Soil Types: 66.5% Class 1 Hord, Cozad and Hall silt loams, 21.9% Hall silt loam and 11.9% Cozad & Hobbs silt loams.

2019 Taxes: \$ 8,390.84

Price and Terms: \$ 771,590. 10% earnest money payment upon signing purchase agreement. Possession available upon closing.



Office 308-234-6266

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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