

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

CUSTER COUNTY, NE

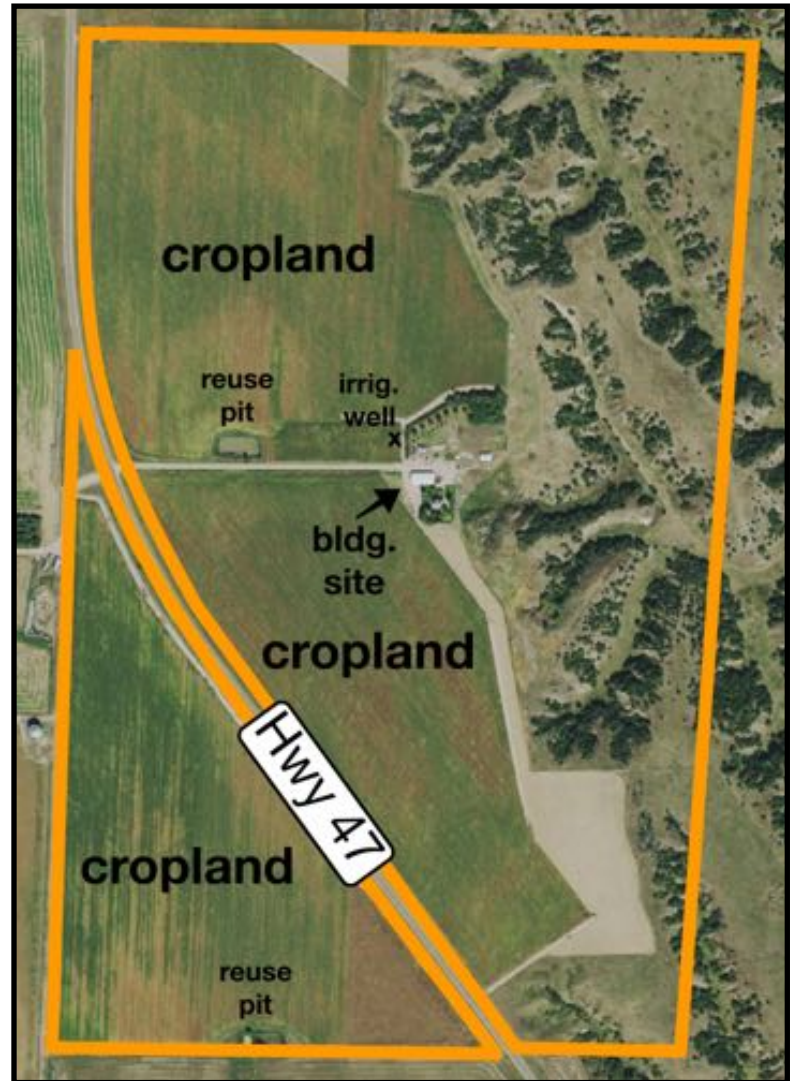
LAND FOR SALE

228.6 Acres ±

Location: From Gothenburg, 10.5 miles north on Highway 47.

Legal Description: Northeast Quarter and the North Half of the Southeast Quarter, Section 16, Township 13 North, Range 25 West of the 6th P.M., Custer County, Nebraska, except highway right-of-way.

About the Property: 228.6 Acres, more or less, according to Custer County Assessor's records. The land consists of approx. 126.64 acres of certified irrigated cropland, approx. 9 acres of non-irrigated cropland, the remainder grassland and a building site. Includes an 8" well with John Deere diesel power unit. The building site includes an immaculate 2 story 3 bedroom home with 2 gas fireplaces and newer Pella windows (a true masterpiece - a must see), 40ft. by 84ft. metal bldg. with cement floor - one half is heated shop, 10,000 bushel grain bin, garage, 10ft. by 12ft. garden shed, livestock facilities with steel corrals & cattle processing/tub/loading chute and barn. An exceptionally well kept home and building site.



Open House
March 1st | 1-3 PM

Farm Service Agency: Total Cropland - 136.48 acres. Corn base - 133.86 acres with 126 bu. PLC yield. Grain Sorghum base - 2.04 acres with 61 bu. PLC yield.

Natural Resources District: This land is located in the Central Platte NRD and has certified irrigation rights for 126.64 acres.

Well Data: (per registration) G-025019, July 1965, 347ft. deep, 240ft. static water level, 258ft. pumping level, 1000 GPM.

2019 Taxes: \$ 9,548.08

Price and Terms: \$999,500. 10% earnest money payment upon signing purchase agreement. Possession upon closing.

Your Farm & Ranch Specialists

Office 308-234-6266

Jan Hinrichsen | Associate

Cell 308-233-4892

Luke Huddleston | Associate

Cell 308-293-7258



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

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