

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

BUFFALO COUNTY, NE

LAND FOR SALE

66.5 Acres ±

Excellent
- Development -
Potential

Location: West edge of Kearney, NE

Legal Description: A tract being in the Southeast Quarter of Section 28, Township 9 North, Range 16 West of the 6th P.M., Buffalo County, Nebraska.

About the Land: Prime development potential - exceptionally well located just west of Lighthouse Point subdivision. Frontage on 30th Avenue. 66.5 Acres, more or less. Presently 30.4 acres of pivot irrigated cropland with a pivot sprinkler system, irrigation well & Ford 460 natural gas power unit. Includes a (3) bedroom ranch style home with natural gas furnace, central air and attached (2) car garage and a Morton 36ft. by 45ft. bldg.

Zoning: Agricultural

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 30.4 acres.

Price and Terms: ~~\$ 890,000.00~~ REDUCED TO: \$850,000, 10% Earnest money payment upon signing purchase agreement. The remainder due upon closing.



See all photos and maps at
marshallauction.com

Your Farm and Ranch Specialists

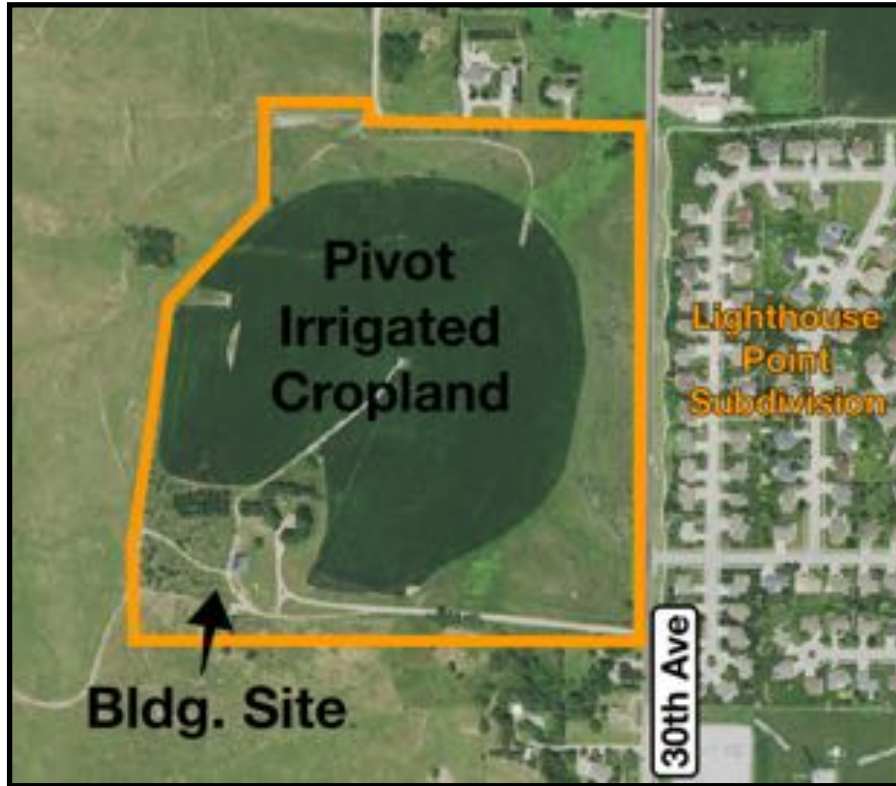
Office 308-234-6266

Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258



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



See all photos and maps at
marshallauction.com



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