

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

HALL COUNTY, NE

LAND FOR SALE

160 Acres ±



Location: From Wood River, 3 miles west on Highway 30 and 4 miles south on McQuire Rd. From the southeast corner of Shelton, 3 miles east on Burmood Rd. and 2 miles south on McQuire Rd.

Legal Description: Northeast Quarter of Section 21, Township 9 North, Range 12 West of the 6th P.M., Hall County, Nebraska.

About the Land: 160 Acres, more or less, according to Hall County Assessor's records. Pivot irrigated cropland with 3 irrigation wells and 154.8 acres of certified irrigation rights. (tenant owns pivot system & power units)

Farm Service Agency: Corn base - 150.8 acres with 156 bu. PLC yield

Well Data: (per registration) **West Well** - G-009070, June 1977, 75ft. deep, 8ft. static water level, 23ft. pumping level, 1,000 GPM. **Center Well** - G-101750, April 1999, 61ft. deep, 3ft. static water level, 20ft. pumping level, 1,000 GPM. **Southwest Well** - G-009069, August 1948, 66ft. deep, 15ft. static water level, 35ft. pumping level, 1,000 GPM.

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 154.8 acres with an 86% depletion rate.

Soil Types: 90.1% Class 2 and 3 rated soils

2019 Taxes: \$ 11,341.38

Price and Terms: \$ 900,000. (\$5,625/Acre) 10% earnest money deposit upon signing purchase agreement. The remainder due at closing.



Your Farm & Ranch Specialists

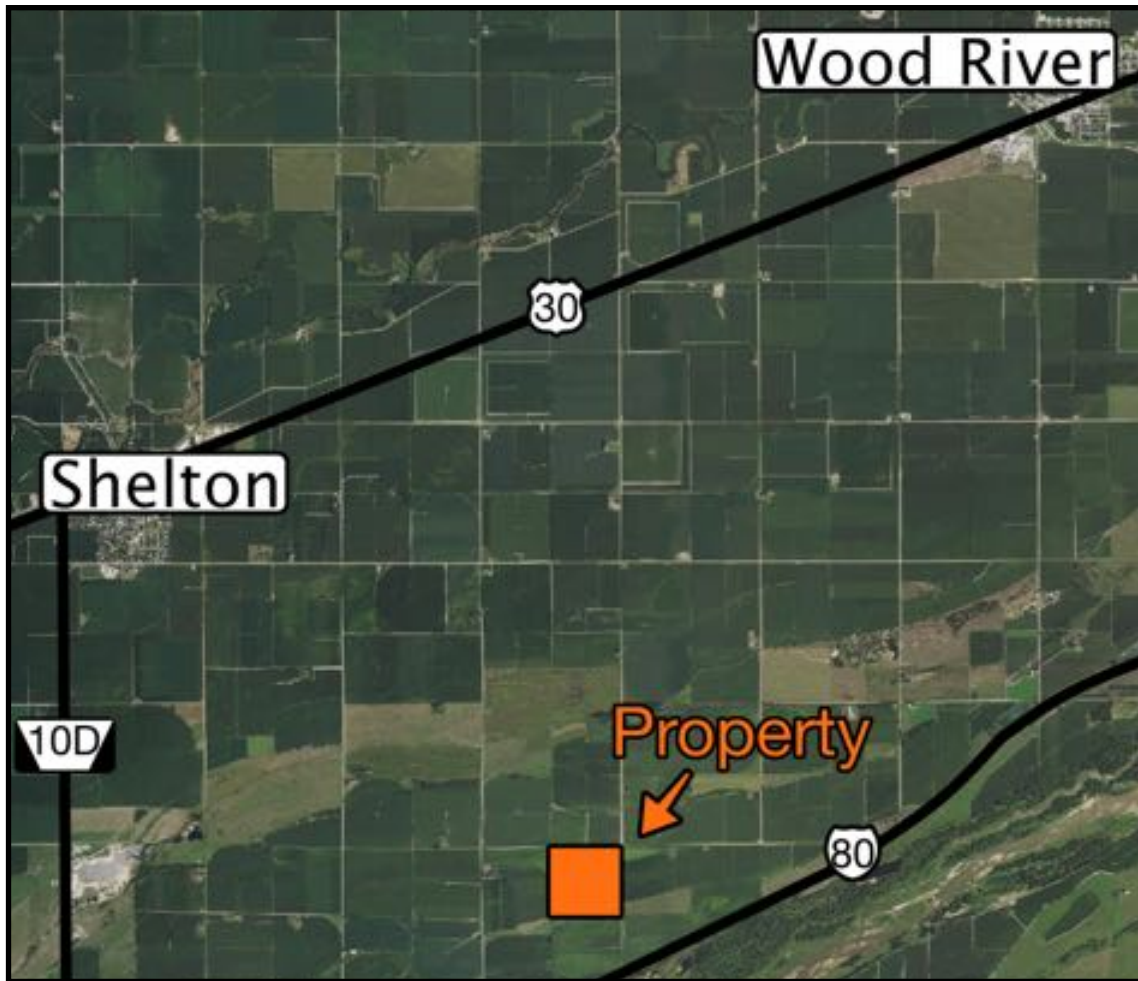
Office 308-234-6266

Miles Marshall | Broker

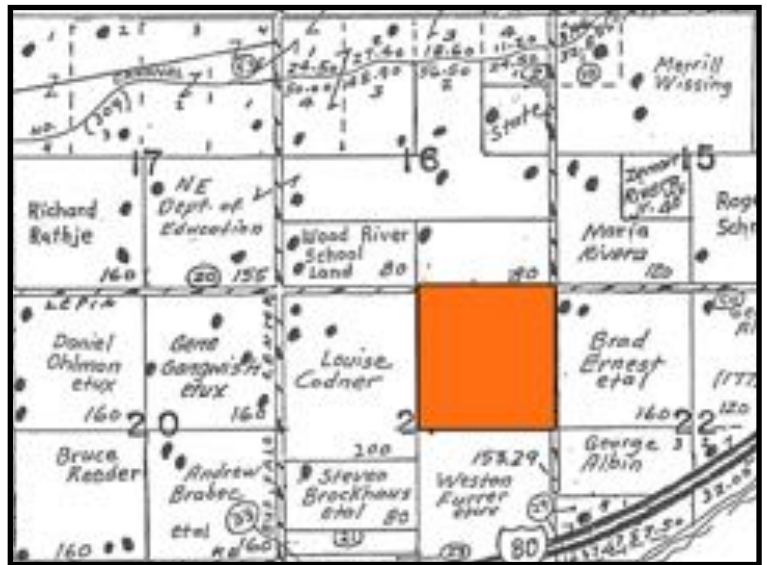
Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258



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



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