

WEBSTER COUNTY, NE

LAND FOR SALE

MARSHALL

LAND BROKERS & AUCTIONEERS

2033 Central Ave. - Kearney, NE

Office 308-234-6266

176.84 Acres ±



Location: From Guide Rock, 2.5 miles east on Rd. F.

Legal Description: Northeast Quarter and Lot 1 in the Southeast Quarter of Section 12, Township 1 North, Range 9 West of the 6th P.M., Webster County, Nebraska.

About the Land: 176.84 Acres, more or less, according to Webster County Assessor's records. Consisting of approx. 125.68 acres of irrigated cropland, 19.56 acres of dry cropland and the remainder mostly grassland. Farmland includes (3) Reinke pivot sprinkler systems, (2) Cornell pumps with Riverscreens and (2) Chevrolet 8.1 power units on propane.

Farm Service Agency: Total cropland - 169.28 acres, Corn base - 33.15 acres with 122 bu. PLC yield, Soybeans base - 33.93 acres with 41 bu. PLC yield, Grain sorghum base - 23.63 acres with 88 bu. PLC yield and Wheat base - 12.89 acres with 39 bu. PLC yield

Irrigation Data: Irrigation provided by the Bostwick Irrigation District. The farm has 124 acres of irrigation water.

Soil Types: 72.6% Class 1 and 2 soils

2019 Taxes: \$ 6,465.08

Price and Terms: \$1,095,000. 10% earnest money deposit upon signing purchase agreement. The remainder due at closing. This is a leaseback sale with further terms being provided by request.



Excludes land owned by the Bostwick Irrigation District

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Miles Marshall | Broker

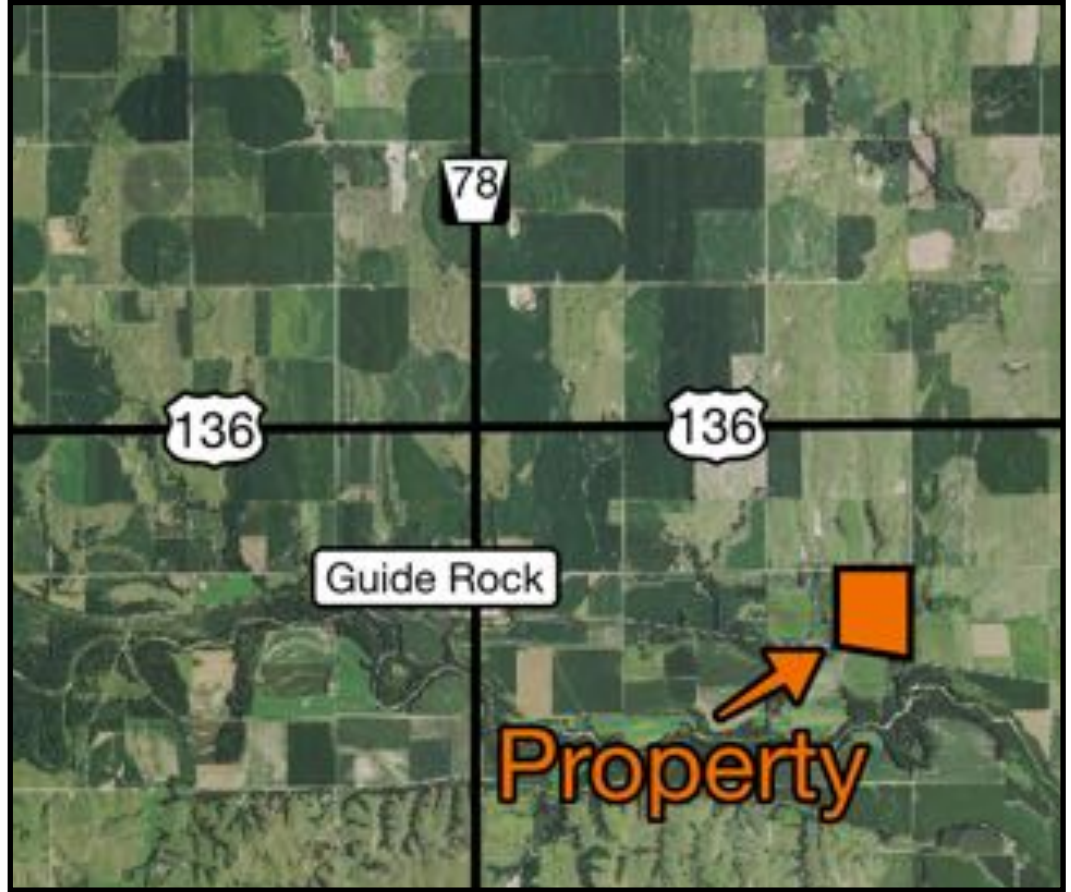
Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm & Ranch Specialists

marshallauction.com



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



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