

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

ADAMS COUNTY, NE

LAND FOR SALE

394.61 Acres

Location: From Pauline, 1.8 miles east on Pauline Blvd. and 3/4 mile south on Pawnee Ave (to west side of farm)

Legal Description: South Half of the Southwest Quarter and the Southeast Quarter except Gartner Ranch Sub., Section 14, and the Northeast Quarter of Section 23, all in Township 5 North, Range 9 West of the 6th P.M., Adams County, Nebraska

About the Land: 394.61 Acres, more or less, according to Adams County Assessor's records. Consisting of 2 1/2 pivot irrigated quarters with grain storage facility. Includes (3) T-L pivot systems - new in 2008, a Zimmatic 4 tower pivot and (4) electric irrigation wells. Grain storage facilities include a Brock 50,000 bushel bin w/aeration, (2) HiPlains 10,000 bushel bins w/aeration and a smaller bin.

Farm Service Agency: Total cropland - 376.1 acres. Corn base - 225.3 acres with 159 acres bu. PLC yield.

Well Data: (per registration) **South of Kress Rd.**

G-149785, June 2008, 181 ft. deep, 106ft. static water level, 142ft. pumping level, 1,000 GPM. G-149783, June 2008, 151ft. deep, 80ft. static water level, 116ft. pumping level. **North of Kress Rd.** G-036975, June 1972, 179ft. deep, 107ft. static water level, 155ft pumping level, 1,200 GPM. G-015881, May 1957, 180ft. deep, 95ft. static water level, 145ft. pumping level, 1,000 GPM.

Soil Types: 33.3% Hastings silt loam, 30.5% Geary silt loam, 23.3% Holder silt loam, remainder mostly Holder and Geary soils

2019 Taxes: \$ 18,887.98

Price and Terms: \$2,400,000 10% earnest money deposit upon signing purchase agreement. The remainder due at closing. Full possession for 2021 crop season.



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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