

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

KEARNEY COUNTY, NE

LAND FOR SALE

158.96 Acres



Location: From the east edge of Minden, 5 miles east on Highway 6 & 34 and 2 miles south on 38 Rd. From Heartwell, 2.5 miles west on Highway 6 & 34 and 2 miles south on 38 Rd.

Legal Description: Southeast Quarter of Section 1, Township 6 North, Range 14 West of the 6th P.M., Kearney County, Nebraska

About the Land: 158.96 Acres, more or less, according to Kearney County Assessor's records. Includes a T-L pivot system and 8" well with natural gas available. Tillable acres of 145 with the remainder grassland. The irrigation well pump was pulled and rebuilt in 2020.

Farm Service Agency: Corn base - 134 acres with 131 bu. PLC yield, soybeans base - 9 acres with 45 bu. PLC yield.

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 135.2 acres.

Well Data: (per registration) G-044493, April 1975, 200ft. deep, 48ft. static water level, 57ft. pumping level, 900 GPM.

2019 Taxes: \$ 5,453.00

Price and Terms: \$840,000 10% earnest money deposit upon signing purchase agreement. The remainder due at closing. Full possession available for 2021 crop season.



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Miles Marshall | Broker

Cell 308-233-4384

Luke Huddleston | Associate

Cell 308-293-7258

Your Farm & Ranch Specialists



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



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