

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

CUSTER COUNTY, NE

LAND FOR SALE

157.6 Acres[±]

SELLER: SUSAN CAMPBELL HALL TRUST



HIGH QUALITY PIVOT IRRIGATED CROPLAND

Location: From the south edge of Merna - 2 miles southeast on State Highway 2 & 92, then head east 1/2 mile on 802 Rd. to northwest corner of the farm. From the west edge of Broken Bow - 5.5 miles northwest on State Highway 2 & 92, then head east 1/2 mile on 802 Rd. to northwest corner of the farm.

Legal Description: Northwest Quarter of Section 15, Township 17 North, Range 21 West of the 6th P.M., Custer County, Nebraska, except railroad and highway right-of-way.

About the Land: 157.6 Acres, more or less, according to Custer County Assessor's records. Very well located tract close to State Highway 2 & 92 and easy access to strong markets. Consisting of pivot irrigated cropland with non-irrigated corners. Note: not included in the sale is a 10 tower pivot sprinkler, diesel power unit and fuel tank.

Farm Service Agency: Total Cropland - 158.15 Acres, Corn base - 157.7 Acres with 151 bu. PLC yield.

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

Well Data: (per registration) G-039330, May 1973, 226ft. deep, 124ft. static water level, 134ft. pumping level, 9" pump column, 1,080 GPM

Soil Types: 53.7% Hord silt loam rated as Class 2, 25.2% Hall silt loam rated as Class 1, 5.6% Holdrege silty clay loam rated as Class 3, 5.1% Graybert very fine sandy loam rated as Class 2 & 3, 4.4% Cozad silt loam rated as Class 2, 3.5% Coly silt loam rated as Class 4 and 2.5% Fillmore variant silt loam rated as Class 4

2023 Taxes: \$ 5,042.42

Price: \$ 1,350,000

10% earnest money deposit upon signing of purchase agreement. The remainder due at closing. Selling subject to 2024 lease.



Luke Huddleston | Associate

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