

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

KEARNEY COUNTY, NE

LAND FOR SALE

157.85 Acres[±]



PIVOT IRRIGATED CROPLAND

Location: Northwest of Minden and northeast of Axtell. Located at southeast corner of 28th Rd & P Rd. intersection. From NE Highway 10, 3.5 miles west on P Rd. From NE Highway 44, 3 miles east on P Rd.

Legal Description: Northwest Quarter Section 28, Township 7 North, Range 15 West of the 6th P.M., Kearney County, Nebraska, except a small tract in the northeast corner.

About the Land: 157.85 Acres, more or less, according to Kearney County Assessor's records. High-quality pivot irrigated cropland including a Valley 7 tower pivot system. The farm has excellent access on two sides via all weather gravel roads.

Farm Service Agency: Total cropland - 155.19 acres. Corn base - 131.79 acres with 169bu. PLC yield, Soybeans base - 19.1 acres with 51bu. PLC yield, Wheat base - 4.3 acres with 38bu. PLC yield

Natural Resources District: The land is located in the Tri-Basin NRD and has 131.73 certified irrigated acres.

Well Data: (per registration) G-036375, Feb. 1972, 156ft deep, 39ft static water level, 50ft pumping level, 8" pump column, 1000 GPM

Soil Types: Soils of the cropland consist of 76.1% Coly-Kenesaw silt loams rated as Class 2 and 23.9% Kenesaw silt loam rated as Class 1.

2023 Taxes: \$ 9,192.06

Price: \$ 1,720,565

10% earnest money deposit upon signing of purchase agreement. The remainder due at closing.



Luke Huddleston | Associate

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2033 Central Ave
Kearney, Nebraska

7 Tower Valley Pivot Sprinkler

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



Property

