

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE

160 Acres ±



Location: Corner of 190th Rd. and Poole Rd. northeast of Kearney. From east edge of Kearney (near Airport Rd.) 2.5 miles east on Highway 30 and 9 miles north on Poole Rd. OR from Highway 40 and Highway 10 intersection (Glenwood corner) just north of Kearney, 7.5 miles north on Highway 10 and 6 miles east on 190th Rd.

Legal Description: Northwest Quarter of Section 12, Township 10 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 160 Acres, more or less, according to Buffalo County Assessor's records. Consisting of a pivot irrigated farm including a Zimmatic 9 tower pivot system with natural gas to well site. (power unit is not included)

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 130.8 acres

Well Date: (per registration) G-129669, April 2004, 380ft. deep, 156ft. static water level, 250ft. pumping level, 8" pump column, 850 GPM

Soil Types: 40.5% Uly, Holdrege and Coly soils, 19.5% Coly silt loam, 9.9% Holdrege silt loam, 9.2% Uly and Holdrege silt loam, 8.1% Coly, Uly and Hobbs, 7.6% Hobbs silt loam, 3.5% Coly silt loam, 1.7% water. SRPG Rating of 49.4

2023 Taxes: \$ 9,916.62

Price: \$ 1,580,000

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




Luke Huddleston | Associate

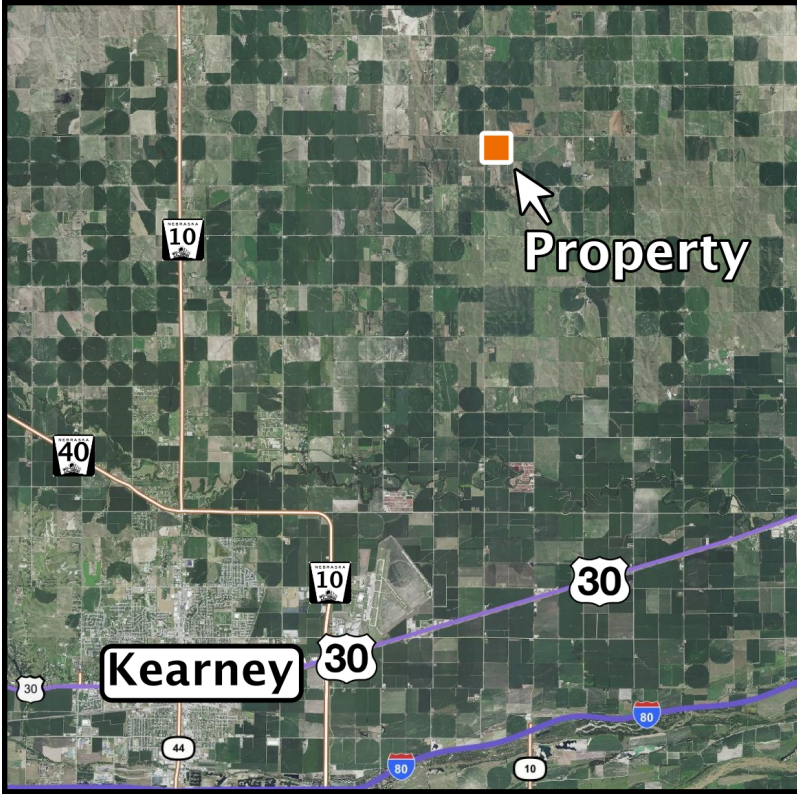
Cell 308-293-7258

Miles Marshall | Broker

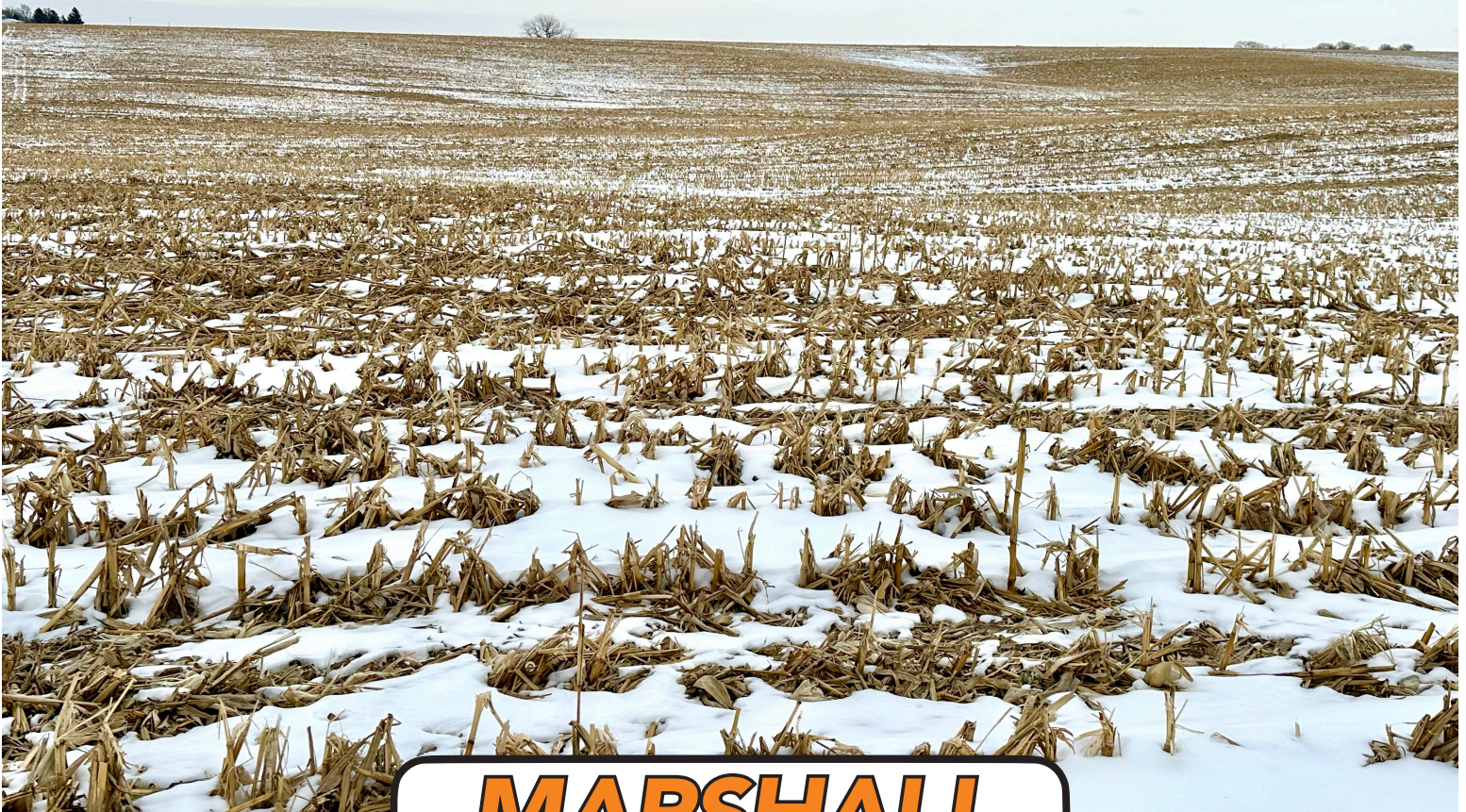
Cell 308-233-4384

308.234.6266  marshallauction.com

 2033 Central Ave
Kearney, Nebraska



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



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