

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

CUSTER COUNTY, NE

LAND FOR SALE

160 Acres[±]



PIVOT IRRIGATED CROPLAND

Location: From the Sargent - 1/2 mile north on Highway 183, then 8 miles west on Victoria Springs Rd./ Sargent Rd.

Legal Description: Lots 1 and 2 and the South Half of the Northeast Quarter of Section 5, Township 19 North, Range 19 West of the 6th P.M., Custer County, Nebraska.

About the Land: 160 Acres, more or less, according to Custer County Assessor's records. Well located pivot irrigated cropland along blacktop road. Included in the sale is the existing Zimmatic 7 tower pivot system (new in Nov. 2023). Also included is power unit, booster pump, and fuel tank at pivot center.

Farm Service Agency: Total Cropland - 155.03 Acres, Corn base - 92.5 Acres with 153 bu. PLC yield, Soybeans base - 1.6 Acres with 51 bu. PLC yield, Wheat base - 5.9 Acres with 39 bu. PLC yield

Irrigation District: The land is located in the Sargent Irrigation District and has surface water rights for 114.1 acres.

Soil Types: 55.1% Hersh fine sandy loam rated as Class 3, 23.9% Cozad silt loam rated as Class 1, 13.1% Valentine loamy fine sand rated as Class 4, 7.9% Image loamy fine sand rated as Class 4

2023 Taxes: \$ 6,280.54

Price: \$ 1,150,000

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



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