

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE

161.57 Acres[±]



PIVOT IRRIGATED CROPLAND

Location: From Pleasanton, 3 miles north on Highway 10, 6 miles west on 355th Rd., 1 mile north on Evergreen Rd. and 1/4 mile west on 370th Rd.

Legal Description: The West Half of the Southeast Quarter and part of the East Half of the Southwest Quarter of Section 1, Township 12 North, Range 17 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 161.57 Acres, more or less, according to Buffalo County Assessor's records. Consisting of pivot irrigated cropland including a Zimmatic 10 tower pivot system with natural gas to the well site. Note: the power unit is not included in this sale.

Farm Service Agency: Total cropland - 153.89 acres. Corn base - 122.4 acres with 194bu. PLC yield, Wheat base - 1.1 acres with 32bu. PLC yield

Natural Resources District: The land is located in the Lower Loup NRD and has 140 certified irrigated acres.

Well Data: (per registration) G-074536, August 1979, 336ft deep, 66ft static water level, 185ft pumping level, 8" pump column, 800 GPM

2023 Taxes: \$ 9,935.30

Price: \$ 1,425,000

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




Luke Huddleston | Associate

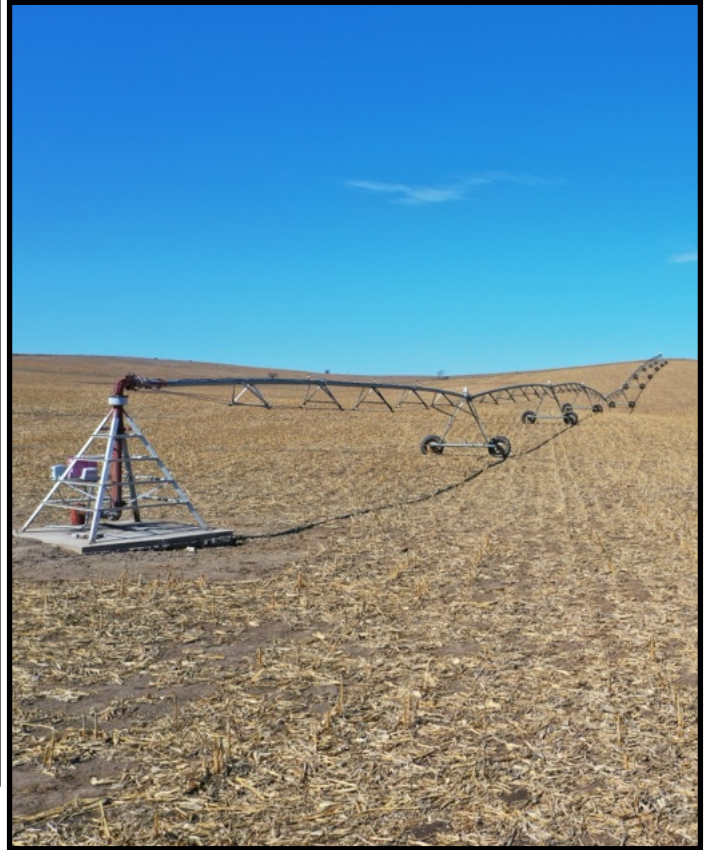
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Miles Marshall | Broker

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 2033 Central Ave
Kearney, Nebraska



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

