

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

KEARNEY COUNTY, NE

LAND FOR SALE

163.3 Acres[±]

HIGH-QUALITY PIVOT IRRIGATED CROPLAND

Location: West of Minden, Nebraska. From the west edge of Minden, 2.5 miles west on Highway 6 & 34 to 29th Rd. Land located on the corner of L Rd. & 29th Rd.

Legal Description: Southeast Quarter of Section 9, Township 6 North, Range 15 West of the 6th P.M., Kearney County, Nebraska

About the Land: 163.3 Acres, more or less, according to Kearney County Assessor's records. High-quality pivot irrigated cropland with two irrigation wells plus 100 acres of CNPPID water. Owned by the tenant and not included is the Valley pivot, power units on the wells/canal pump, canal pump and Roto Phase converter.

Natural Resources District: The land is located in the Tri-Basin NRD and has certified irrigation rights for 157.44 acres.

Well Data: (per registration) North Well: G-057081, July 1977, 180ft. deep, 47ft. static water level, 78ft. pumping level, 8" pump column, 1300 GPM. South Well: G-057024, July 1977, 180ft. deep, 45ft. static water level, 61ft. pumping level, 8" pump column, 1300 GPM

Soil Types: 99.1% Class 1 Soils - 56.4% Detroit silt loam rated as Class 1, 42.7% Holdrege silt loam rated as Class 1, remainder Butler and Massie silt loams

2024 Taxes: \$ 7,702.70

Price: \$ 2,125,000

10% Earnest money payment on signing of purchase contract, remainder at closing. Full possession for 2026 crop season.




Luke Huddleston | Associate

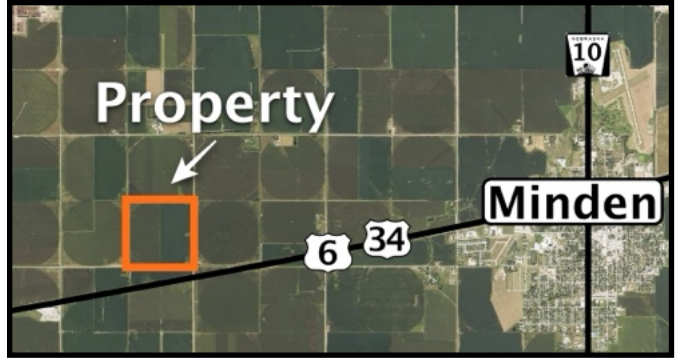
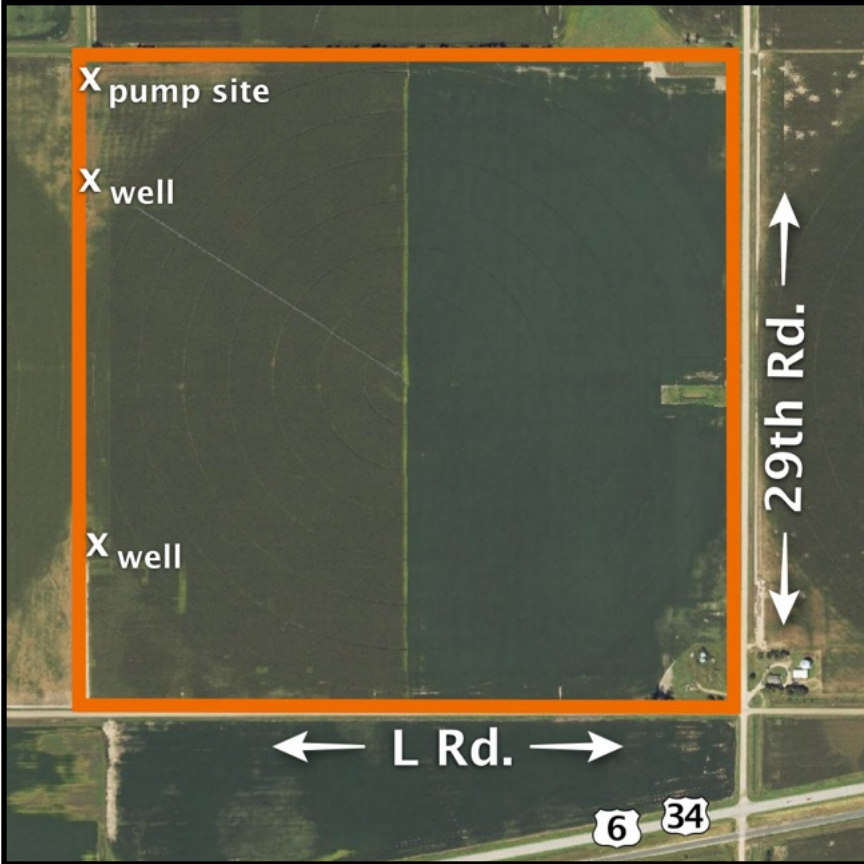
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Miles Marshall | Broker

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 2033 Central Ave
Kearney, Nebraska



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

