

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

## BUFFALO COUNTY, NE

# LAND FOR SALE

# 394.3 Acres ±

See Aerial Video @  
[marshallauction.com](http://marshallauction.com)

**Location:** From the west edge of Amherst, 6.3 miles north on Amherst Rd. Both Tracts are on the corner of 265th & Amherst Rd.

### TRACT 1 - 234.29 ACRES

**Legal Description:** SW1/4 and S1/2 of NW1/4 of Section 9, T11N, R17W, Buffalo County, Nebraska

**About the Land:** 234.29 Acres, more or less, according to Buffalo County Assessor's records. Consisting of approx. 130 acres of pivot irrigated cropland, approx. 19.8 acres of gravity irrigated cropland, approx. 36.6 acres of non-irrigated cropland, the remainder grassland. Includes a Valley pivot sprinkler with 8" electric well and a 6" electric well for gravity irrigated field.

**Farm Service Agency:** Base Acres - (estimated) 129.6 acres

**Natural Resources District:** The land is located in the Lower Loup NRD and has certified irrigation rights for 149.8 acres

**Well Data:** (per registration) Pivot well - G-008295, August 1980, 325ft. deep, 65ft. static water level, 150ft. pumping level, 1000 GPM. Gravity well - G-008296, May 1957, 160ft. deep, 47ft. static water level, 55ft. pumping level, 700 GPM

**2022 Taxes:** \$9,321.26    **PRICE:** \$ 1,548,000

### TRACT 2 - 160 ACRES

**Legal Description:** S1/2 of S1/2 of Section 8, T11N, R17W, Buffalo County, NE

**About the Land:** 160 Acres, more or less, according to Buffalo County Assessor's records. Consisting of approx. 46 acres of non-irrigated cropland, the remainder mostly hayland and pasture. Includes an electric submersible well with underground pipeline to the west tank.

**Farm Service Agency:** Base Acres - (estimated) 35 acres

**2022 Taxes:** \$2,391.00    **PRICE:** \$ 465,000



**Luke Huddleston | Associate**

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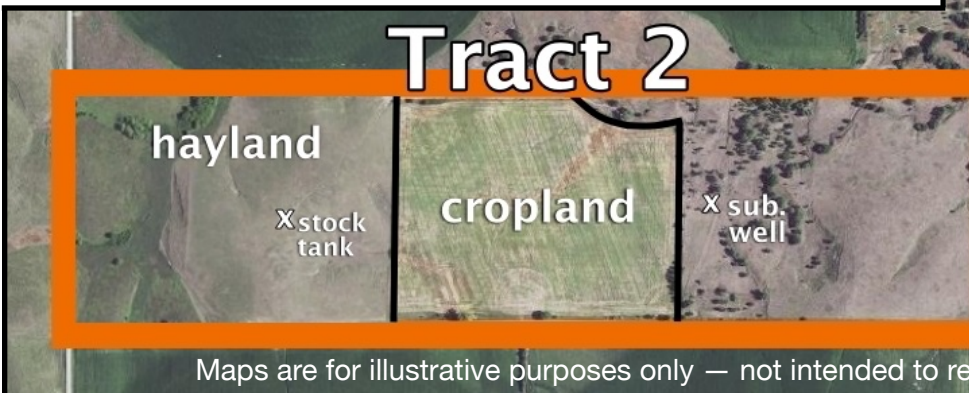
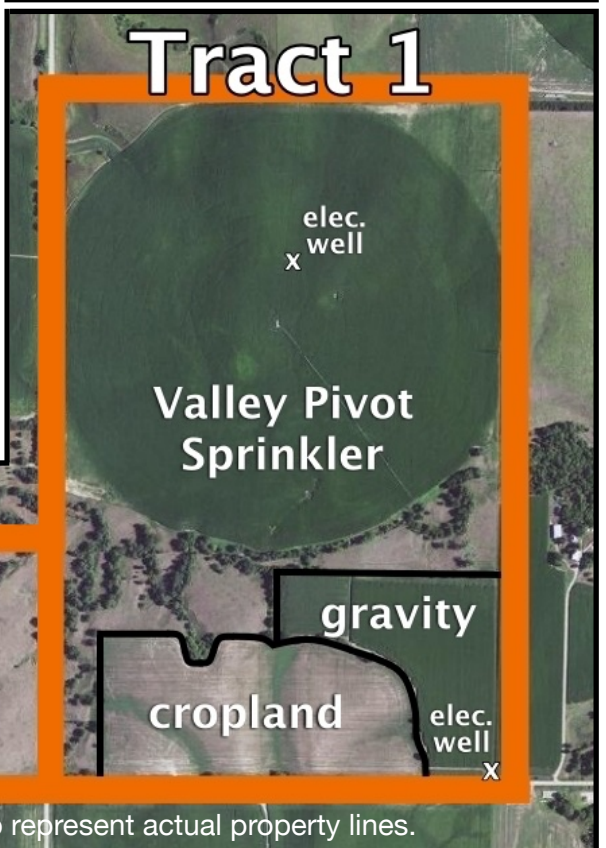
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2033 Central Ave  
Kearney, Nebraska



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