

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE

78.17 Acres ±



IRRIGATED CROPLAND

Land Location: From the east edge of Kearney (Highway 30 and Airport Rd.), 2.5 miles east on Highway 30 and 4 miles north on Poole Rd.

Legal Description: North Half of Southwest Quarter of Section 1, Township 9 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska, excluding the existing home site.

About the Land: 78.17 Acres, more or less, according to Buffalo County Assessor's records. High quality irrigated cropland with Class 1 rated soils. Irrigated by a Valley 7 tower pivot system and 8" irrigation well with 50HP electric motor and 8" aluminum pipe for irrigating the north corners and east of the home site.

Farm Service Agency: Total cropland - 75.46 acres
Corn base - 73.9 acres with 204 bu. PLC yield

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 75.5 acres.

Soil Types: 93.2% Hord silt loam rated as Class 1, 3% Hall silt loam rated as Class 1, the remainder Coly and Hord silt loams.

2025 Taxes: \$6,041.96

Price: \$960,000

10% Earnest money deposit upon signing purchase agreement. The remainder at closing.



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384

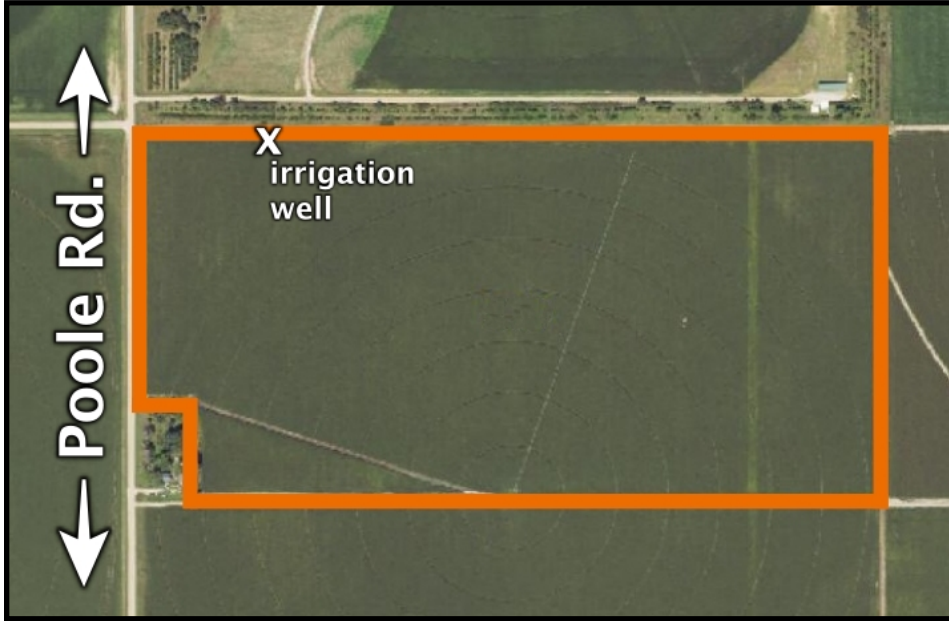
308.234.6266



marshallauction.com



2033 Central Ave
Kearney, Nebraska



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

