

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

FRONTIER COUNTY, NE

LAND FOR SALE

230 Acres ±

PIVOT IRRIGATED CROPLAND & GRASSLAND

Land Location: From the west edge of Eustis, 3 miles west on Hwy 23 and 1/4 mile south on Rd. 414

Legal Description: Part of the West Half, south of the railroad right-of-way of Section 18, Township 8 North, Range 24 West of the 6th P.M., Frontier County, Nebraska, excluding the existing home site.

About the Land: 230 Acres, more or less, according to Frontier County Assessor's records. Excellent quality pivot-irrigated cropland featuring predominantly Class 1 and Class 2 soils. The property is irrigated by a Reinke 8-tower pivot, a Reinke 6-tower pivot, and an 8" natural gas-powered irrigation well. The balance of the acreage consists of grassland and natural habitat along Plum Creek. Livestock water for the grassland is currently supplied by a well located on adjoining property.

Farm Service Agency: Total cropland - 131.61 acres
Corn base - 121.70 acres with 130 bu. PLC yield

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 115 acres. Currently non-metered and unrestricted water use.

Soil Types: Soils of the cropland include 75.7% Holdrege, Hord and Cozad silt loams. Soils of the grassland are Coly & Uly silt loams

2025 Taxes: \$4,112.90

Price: \$1,495,000

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




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

