

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

BUFFALO COUNTY, NE

# LAND FOR SALE

# 74 Acres ±

# PRICE REDUCED

## \$9,000 per acre

**Very Well Located Cropland - Highway Access**  
**Excellent Fertility - Class 1 Rated Soils**

**Location:** From the south edge of Elm Creek, .5 mile south on Highway 183.

**Legal Description:** Part of the West Half of Southeast Quarter and part tax lot 5 in Section 33, T9N, R18W, Buffalo County, Nebraska

**About the Land:** 74.01 Acres, more or less, according to Buffalo County Assessor's records. Consisting of approx. 56.2 acres of certified irrigated cropland, the remainder of the cropland is non-irrigated. In addition the property includes creek and treed areas ideal for recreational activities. Included is an 8" irrigation well with 60HP electric motor.

**Natural Resources District:** The land is located in the Central Platte NRD and has certified irrigation rights for approx. 56.2 acres

**Well Data:** (per registration) G-057300, June 1977, 260ft. Deep, 12ft. Static water level, 105ft. Pumping level

**2022 Taxes:** \$5,102.24

**PRICE:** ~~\$735,000~~ Reduced to \$666,000 (\$9,000 per acre)



**Luke Huddleston | Associate**

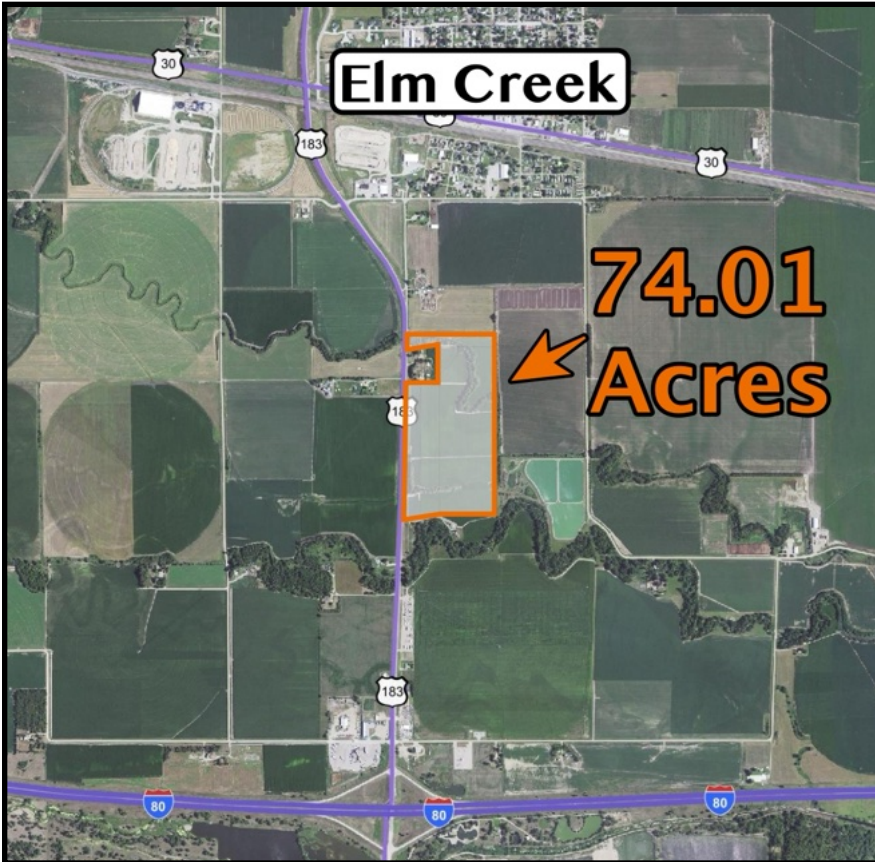
Cell 308-293-7258

**Miles Marshall | Broker**

Cell 308-233-4384

308.234.6266 [marshallauction.com](http://marshallauction.com)

2033 Central Ave  
Kearney, Nebraska



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

Code	Soil Description	Acres	Percent of field	Irr class Legend	Non-Irr Class *c	Irr Class *c	SRPG
8815	Cozad silt loam, 0 to 1 percent slopes	38.45	52.6%		ilc	I	70
8840	Hall silt loam, 0 to 1 percent slopes	31.81	43.5%		ilc	I	74
8960	Wood River silt loam, 0 to 1 percent slopes	2.89	4.0%		ils	II	48
Weighted Average					2.00	1.04	70.9

