

# MARSHALL

LAND BROKERS & AUCTIONEERS  
Office 308-234-6266

BUFFALO COUNTY, NE

# LAND FOR SALE

## 3 Tracts - 379.97 Acres ±

WELL LOCATED – CROPLAND & GRASSLAND  
SEE FULL DETAILS @ [MARSHALLAUCTION.COM](http://MARSHALLAUCTION.COM)

**Land Location:** From Odessa, 2 miles west on Highway 30 and 1 mile north on Daykin Rd.

**Tract 1 - 139.97 Acres**, more or less, according to Buffalo County Assessor's records. Consisting of 37 acres of certified irrigated cropland with 6" irrigation well, MM nat. gas engine (condition unknown), and approx. 2,100ft. of pipe plus older pipe. The remainder is grassland with 2 dams and 2 stock tanks (Note: Stock well is located on adjoining property - not included). The pasture is cross-fenced and has excellent fences.

**Price:** \$ 675,000

**Tract 2 - 160 Acres**, more or less, according to Buffalo County Assessor's records. 53.7 acres of certified irrigated cropland, the remainder grassland. Includes an 8" irrigation well (power unit owned by past tenant - not included) and approx. 1,800 ft. of 8" & 10" irrigation pipe. The pasture is cross-fenced and has excellent fences - some near new, plus 2 tank locations. (Note: In the past water for livestock was provided by a well at the bldg. site to the west - not included in this sale)

**Price:** \$ 800,000

**Tract 3 - 80 Acres**, more or less, according to Buffalo County Assessor's records. Consisting of 74.99 acres of certified irrigated cropland with 8" irrigation well (power unit not included). The remainder dryland and roads. Primarily Class 1 and 2 rated soils. Excellent potential for pivot sprinkler irrigation.

**Price:** \$ 800,000



**Luke Huddleston | Associate**

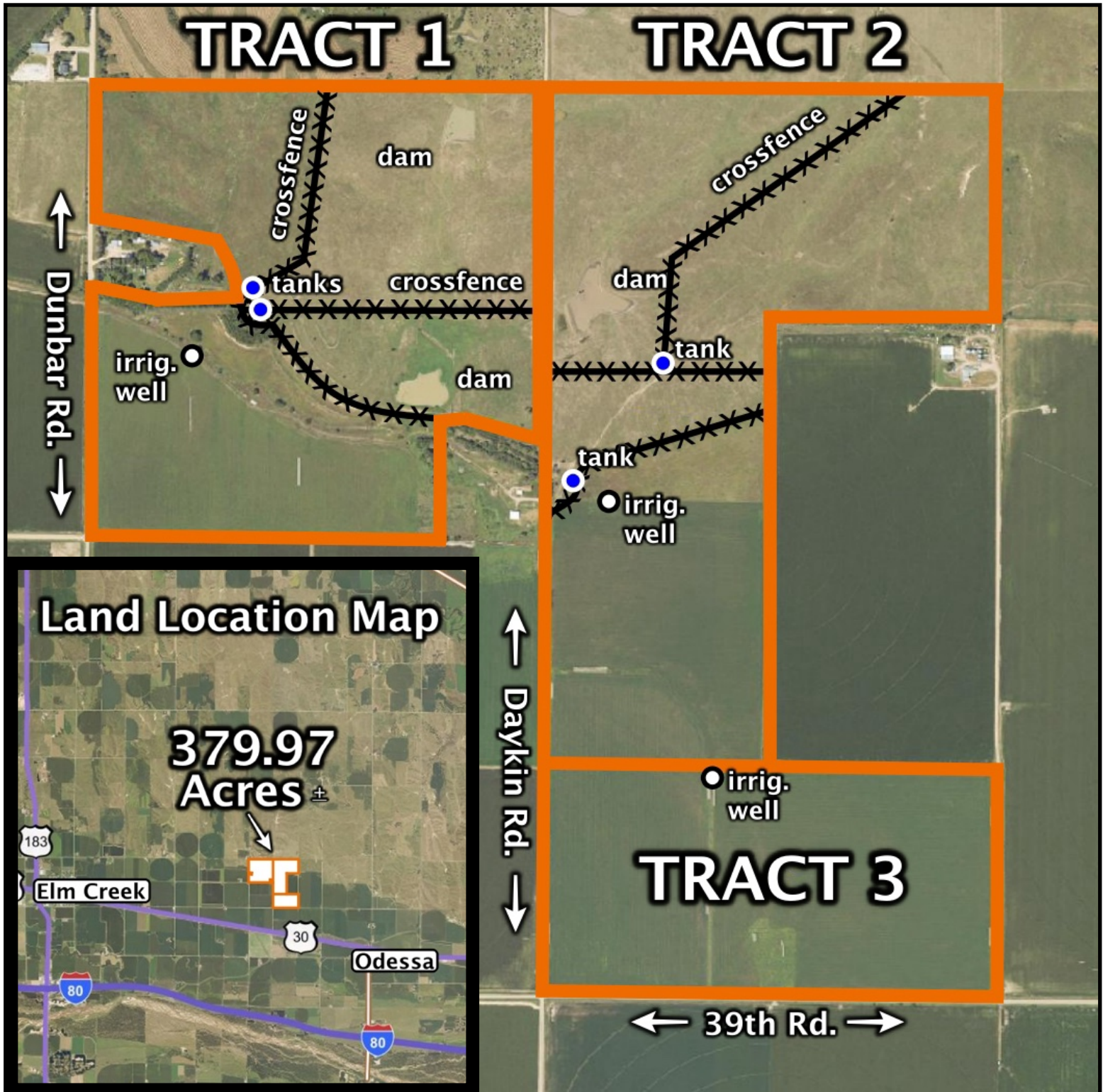
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Maps are for illustrative purposes only — not intended to represent actual property lines.

