

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE

98 Acres[±]

FUTURE POTENTIAL DEVELOPMENT LAND

Location: From the intersection of Avenue M and 11th St. in southeast Kearney, 3/4 mile south to the west side of the property.

Legal Description: Part of Lots 3,4,5 and 6 all in Section 7, Township 8 North, Range 15 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 98 Acres, more or less, to be determined by future survey. Well located land near Kearney. Irrigated cropland with subsurface drip irrigation and an electric submersible well. A unique tract providing many potential uses - includes valuable certified irrigation rights.

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 94.3 acres with 92% depletion rate.

Well Data: (per registration) G-016326, Dec. 2020, 50ft. deep, 5ft. static water level, 18ft. pumping level, 8" pump column, 1,000 GPM

Zoning: Agricultural

Price and Terms: \$ 18,000 per acre
10% earnest money deposit upon signing of purchase agreement. Possession upon closing.



Luke Huddleston | Associate

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Miles Marshall | Broker

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308.234.6266

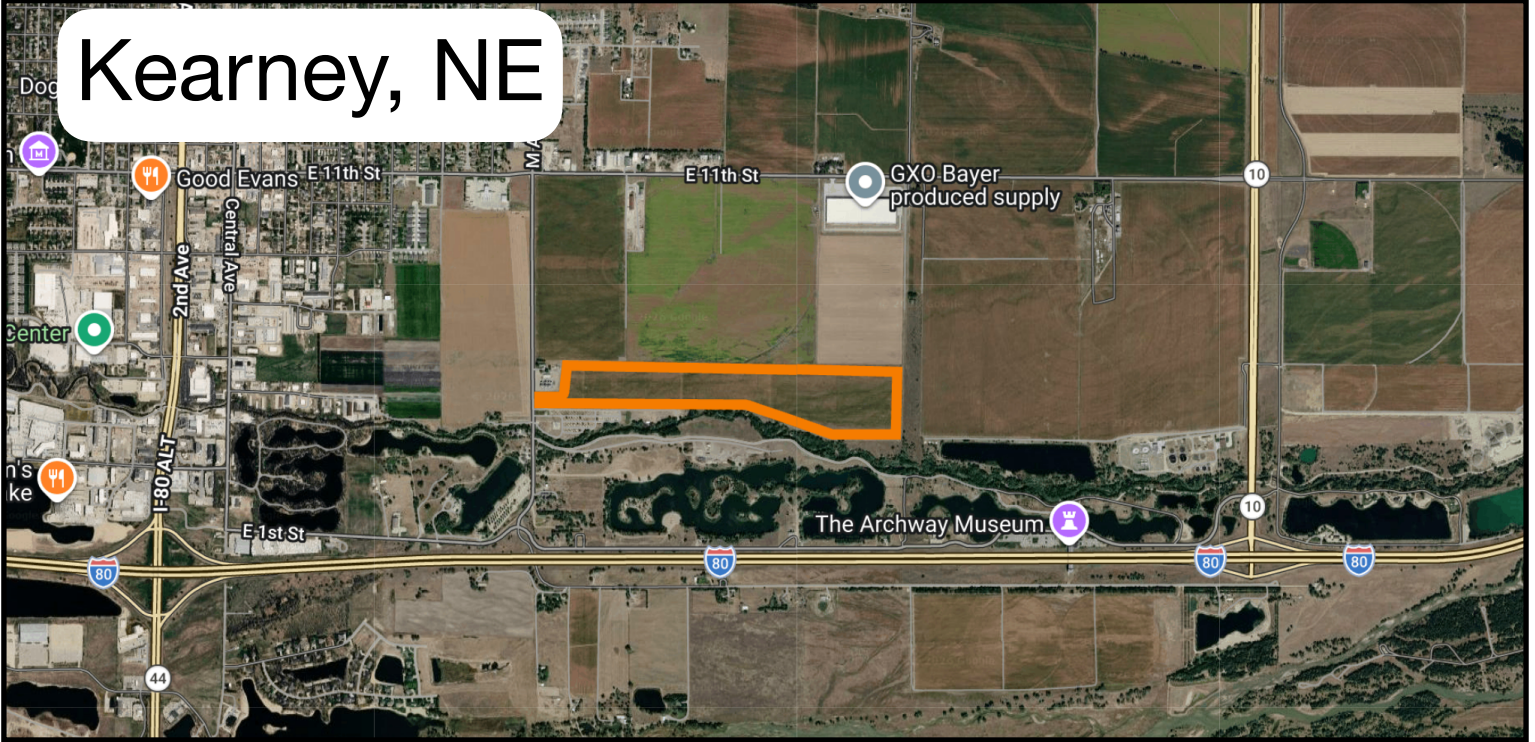


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2033 Central Ave
Kearney, Nebraska

Kearney, NE



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



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