

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE

240 Acres ±

PIVOT IRRIGATED CROPLAND

Land Location: From Ravenna, 1 mile east on Highway 2 and 1.5 miles south on Maple Rd.
Legal Description: Northwest Quarter and North Half of the Southwest Quarter of Section 27, Township 12 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 240 Acres, more or less, according to Buffalo County Assessor's records. Pivot irrigated cropland including a Valley 8 tower pivot system - new in 2023, a Valley 8 tower pivot system and 8" irrigation well with John Deere 6068 diesel power unit.

Farm Service Agency: Total cropland - 237.3 acres
Corn base - 47.3 acres with 165 bu. PLC yield, 71.6 acres with 32 bu. PLC yield

Natural Resources District: The land is located in the Lower Loup NRD and has certified irrigation rights for 235 acres.

Well Data: (per registration) G-142944, Dec. 2006, 280ft. Deep, 73ft. static water level, 165ft. pumping level, 8" pump column, 1,050 GPM

2025 Taxes: \$12,090.06

Price: \$2,000,000

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



Luke Huddleston | Associate

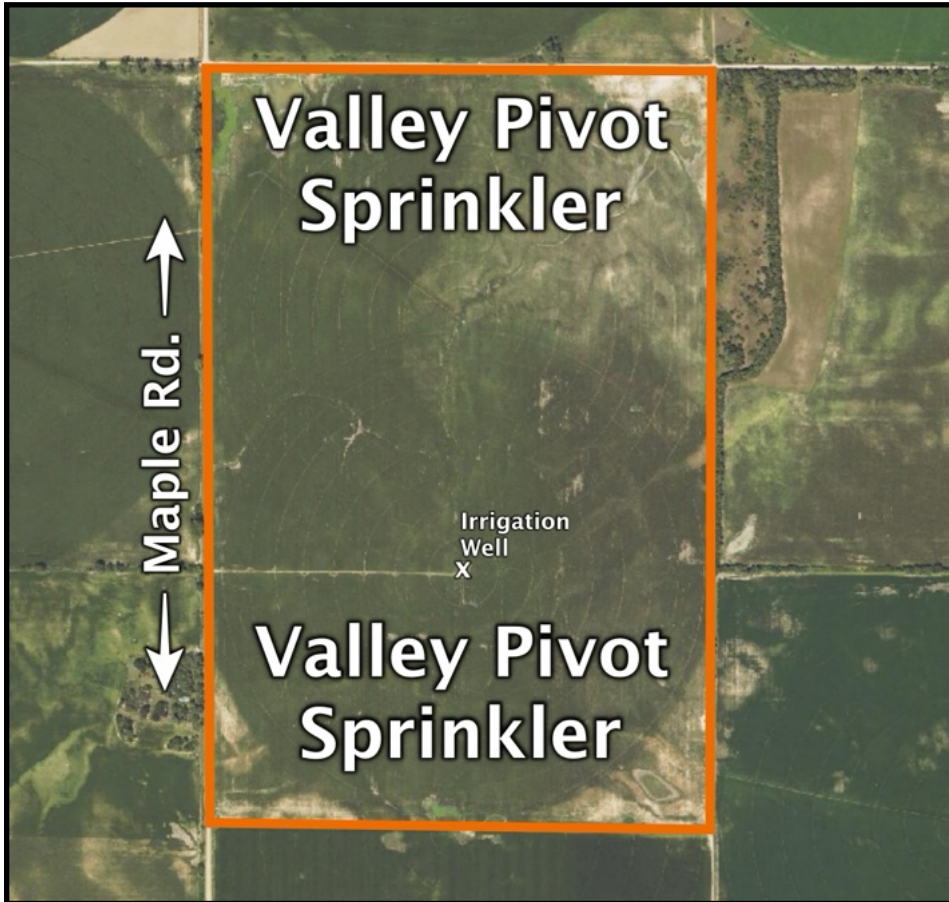
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Maps are for illustrative purposes only — not intended to represent actual property lines.

