

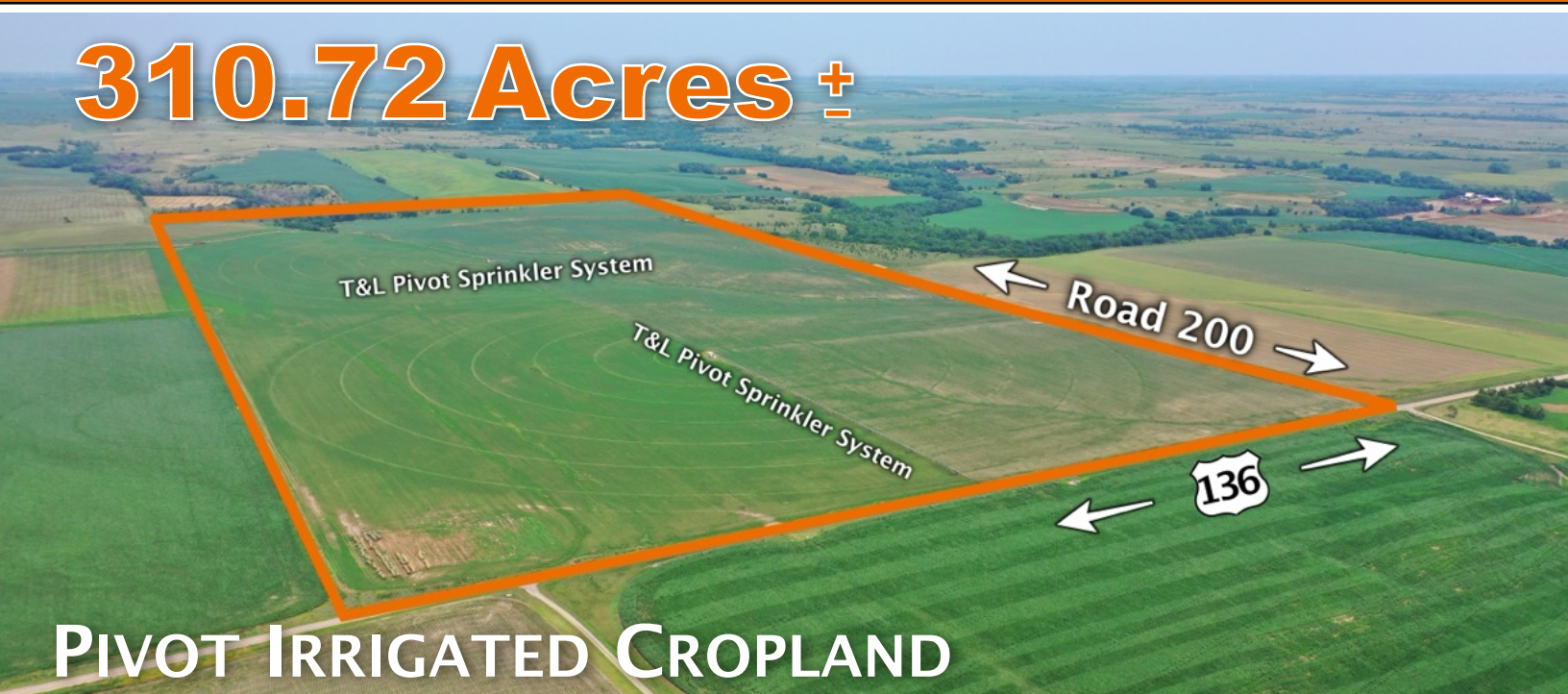
MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

WEBSTER COUNTY, NE

NEW PRICE!

310.72 Acres ±



PIVOT IRRIGATED CROPLAND

Land Location: From Riverton, 2 miles east on Highway 136

Legal Description: A tract in the East Half of Section 31, Township 2 North, Range 12 West of the 6th P.M., Webster County, Nebraska

About the Land: 310.72 Acres, more or less, according to Webster County Assessor's records. Well located pivot irrigated cropland with access from Highway 136 and also Road 200. Includes a T&L 7 tower pivot system with John Deere 4239 diesel power unit and pressure pump, a T&L 10 tower pivot with John Deere 4045 diesel power unit and pressure pump. Irrigation water is provided by the Bostwick Irrigation District with 248 acres under contract. The remainder of the land is non-irrigated.

Farm Service Agency: Total cropland - 306.39 acres
Corn base - 126.6 acres, Wheat based - 13.26 acres,
Soybeans base - 12.89 acres

Soil Types: 50.4% Holdrege silt loam rated as Class 1 and 2, 21.8% Holdrege silt loam rated as Class 3, the remainder mostly Hobbs silt loam and Derion silt loam.

2025 Taxes: \$9,777.42

Price: \$2,250,000 **NEW PRICE: \$2,195,000**

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



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-233-4384

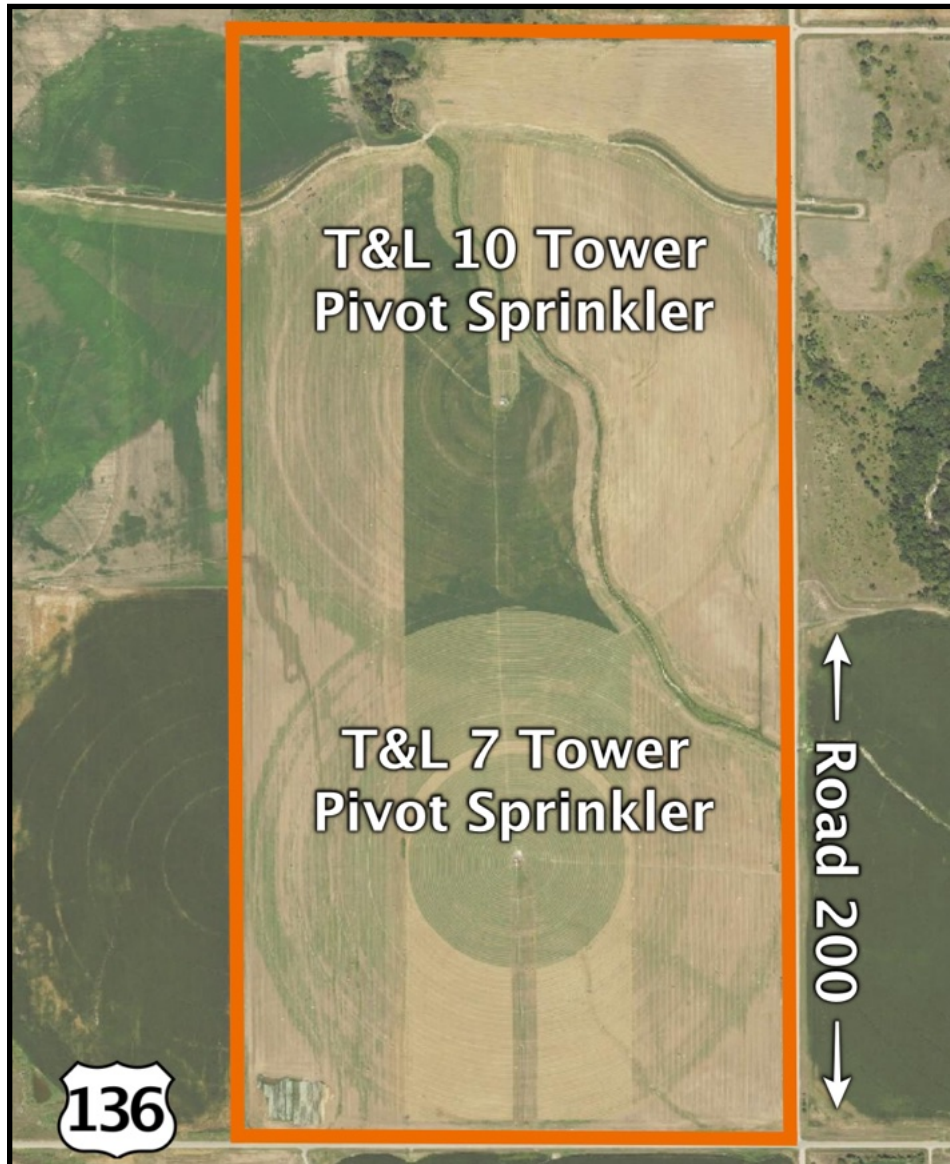
308.234.6266



marshallauction.com



2033 Central Ave
Kearney, Nebraska



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

