

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

WHEELER COUNTY, NE

LAND FOR SALE

306.98 Acres ±



PIVOT IRRIGATED CROPLAND

Land Location: From Bartlett, 5 miles south on US Highway 281, 2 miles west on 827th Rd. and 1/2 mile north on 495th Ave to the east side of the property. From Ericson, 3.5 miles east on Highway 70/91 and 2.5 miles north on 494th Ave. to southwest corner of the property.

Legal Description: The North Half of Section 4, Township 21 North, Range 11 West of the 6th P.M., Wheeler County, Nebraska, except the building site in the northwest corner.

About the Land: 306.98 Acres, more or less, according to Wheeler County Assessor's records. Pivot irrigated cropland with access via all-weather gravel roads on two sides. Includes (2) Valley 8-tower pivot systems (new in 2023) and a Valley 5-tower pivot system watering a double corner. Approx. 272 acres of pivot irrigated cropland, the remainder dryland and grass corners. The property includes two electric irrigation wells and a windmill. Additionally, the property is currently plumbed for affluence from an adjacent hog facility.

Farm Service Agency: Total cropland - 305.73 acres
Corn base - 106.51 acres, Soybeans base - 7.02 acres

Natural Resources District: Property is located in the Lower Loup NRD and has certified irrigation rights for 294.31 acres.

Well Data: (per registration) East Pivot Center: G-065885, 201ft. deep, 79ft. static water level, 95ft. pumping level, 800 GPM; Center Irrigation Well: G-030458, 205ft. deep, 68ft. static water level, 105ft. pumping level, 1,250 GPM

2025 Taxes: \$9,351.06

Price: \$2,532,585

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

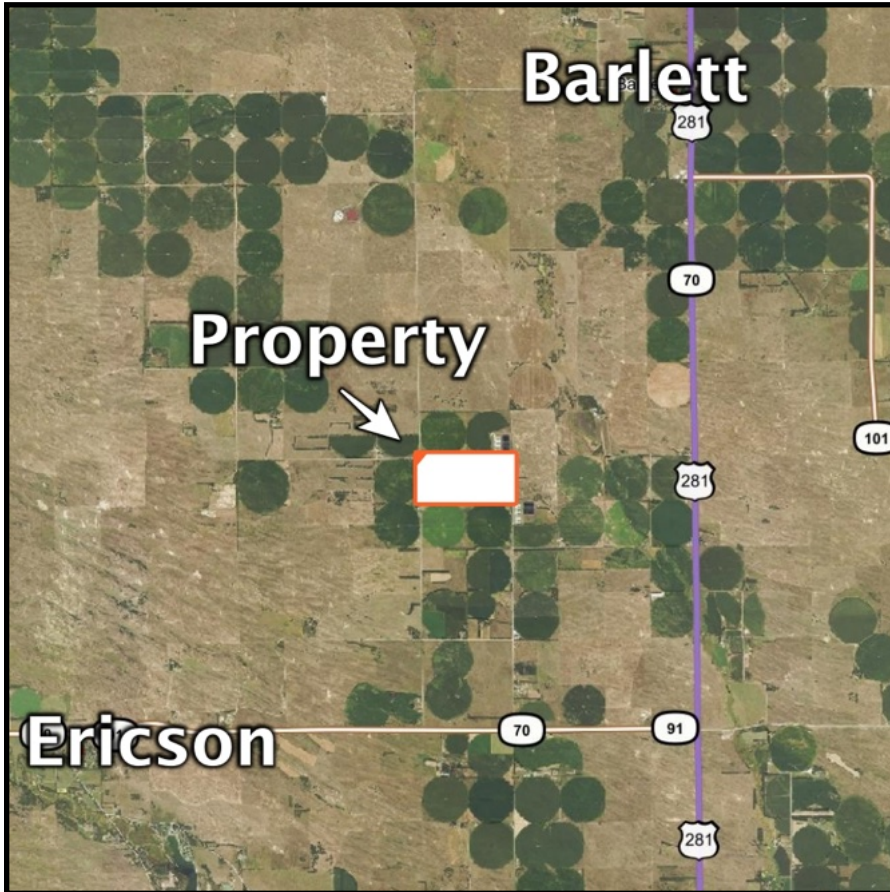
308.234.6266



marshallauction.com



2033 Central Ave
Kearney, Nebraska



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

