

MARSHALL

LAND BROKERS & AUCTIONEERS

Office 308-234-6266

BUFFALO COUNTY, NE

LAND FOR SALE

1,109.6 Acres ± DELORES HILD ESTATE

Land Location: Next to Highway 183 - 7.5 miles north of Elm Creek and 5 miles south of Miller

Legal Description: Tracts in North Half of Section 20, East Half and Southwest Quarter of Section 17, Southeast Quarter of Section 18, Southeast Quarter of Section 8, Township 10 North, Range 18 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 1,109.6 Acres, more or less, according to Buffalo County Assessor's records. A rare opportunity to acquire a large contiguous tract of irrigated cropland, dryland and grassland. Includes a Valley 8000 6 tower pivot system new in 2024, Valley 7 tower pivot system, (2) irrigation wells (one with rebuilt pump in 2025), Isuzu diesel power unit and Ford 460 power unit on natural gas. In addition the building site includes an older 2 story home, HiPlains 41ft. by 73ft. steel frame machinery storage building with concrete floor, (2) steel grain bins - approx. 7,000 bu. each and other facilities. Water for livestock is provided by the well at the bldg. site plus 2 additional elec. stock wells in the pastures and numerous dams & ponds. (Note: as currently farmed the property includes extra certified irrigation rights)

Farm Service Agency: Corn base - 247.8 acres, Wheat base - 45 acres

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for 183.6 acres.

Well Data: (per Nebraska Dept. of Water, Energy & Environment) East Well - G-022188, March 1963, 330ft. deep, 6" pump col., 650 GPM (rebuilt pump in 2025 by Klingelhoefer Well Co). West Well - G-002243, May 1956, 6" pump col.

2025 Taxes: \$ 32,041.26

Price: 4,365,000

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



Luke Huddleston | Associate

Cell 308-293-7258

Miles Marshall | Broker

Cell 308-234-6266



308.234.6266



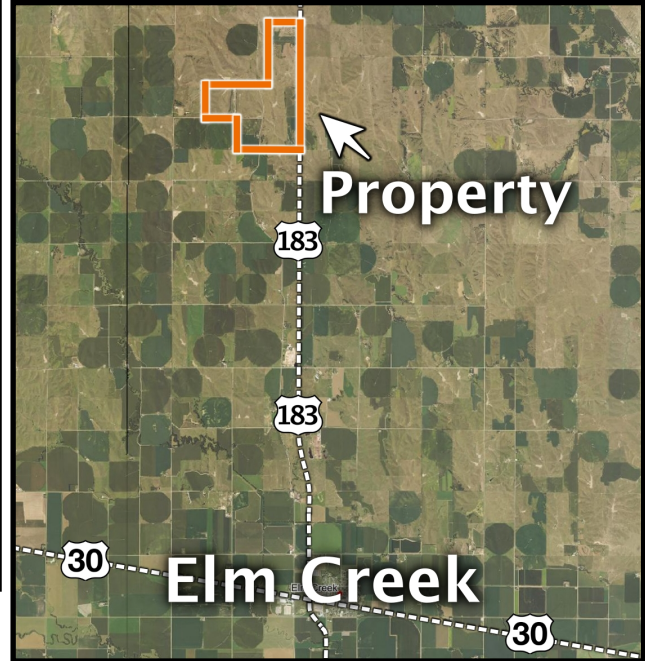
marshallauction.com



2033 Central Ave
Kearney, Nebraska



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



Approx. Breakdown of Acres

103	acs. pivot irrigated cropland
22	acs. gravity irrigated cropland
157	acs. dryland cropland
665	acs. pasture
116	acs. primarily hayland
5.4	acs. building site
Remainder mostly off-season pasture/natural habitat/treed areas	

