

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

KEARNEY COUNTY, NE

PRICE REDUCED

154.5 Acres[±]

NEW PRICE

Now \$9,900 PER ACRE

EXCELLENT PIVOT SPRINKLER POTENTIAL

Location: From the Gibbon I-80 Interchange, 3 miles south, 1 1/2 miles east on W Road and 1/2 mile north on 39 Road OR from Heartwell, 6 miles north on 40 Road, 1 mile west on W Road and 1/2 mile north on 39 Road.

Legal Description: Northeast Quarter Section 18, Township 8 North, Range 13 West of the 6th P.M., Kearney County, Nebraska, excluding the building site of 3.51 acres.

About the Land: 154.5 Acres, more or less, according to Kearney County Assessor's records. Gravity irrigated Platte Valley cropland. Includes (2) 8" wells each with 15HP electric motor and irrigation pipe. (Home and Building site - not included)

Farm Service Agency: Corn base - 146.8 acres with 181 bu. PLC yield, Soybeans base - .8 acres with 67 bu. PLC yield

Natural Resources District: The land is located in the Tri-Basin NRD and has 143.85 certified irrigated acres.

Well Data: (per registration) **North Well** - G-014667, 1958, 82ft. deep, 6ft. static water level, 24ft. pumping level, 8" pump column. **South Well** - G-011087, 1948, 82ft. deep, 7ft. static water level, 18ft. pumping level

Soil Types: Soils of the cropland consist of predominately Wann fine sandy loam, a Class 2 rated soil.

2024 Taxes: \$ 8,934.40

Price: \$1,622,250 **NEW PRICE:** \$ 1,529,550 (\$9,900 per Acre)
10% earnest money deposit upon signing of 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.

Now
\$9,900 PER ACRE

