

MARSHALL

LAND BROKERS & AUCTIONEERS
Office 308-234-6266

BUFFALO COUNTY, NE

PRICE REDUCED

57.5 Acres[±]

PRICE REDUCED!

WELL LOCATED NEXT TO HIGHWAY 30

Location: Next to Highway 30 - 1/4 mile west of Gibbon

Legal Description: Part North Half of Southeast Quarter lying north of Highway 30 right-of-way in Section 14, Township 9 North, Range 14 West of the 6th P.M., Buffalo County, Nebraska

About the Land: 57.5 Acres, more or less, based on Buffalo County Assessor's records. Exceptionally well located tract with frontage on Highway 30 and Gibbon Rd. Consisting of approx. 22.5 acres of pivot irrigated cropland, approx. 23 acres of gravity irrigated cropland, the remainder mostly river bottom and treed area providing natural habitat for wildlife. Includes a Valley 5 tower pivot system and two electric irrigation wells.

Farm Service Agency: (estimate) Corn base - 47 Acres

Natural Resources District: The land is located in the Central Platte NRD and has certified irrigation rights for approx. 46 acres with a depletion rate of 47%.

Well Data: (per registration) **South Well** - G-011067, June 1963, 66ft. deep, 14ft. static water level, 32ft. pumping level, 1,000 GPM. **North Well** - G-014416, June 1958, 60ft. deep, 21ft. static water level, 25ft. pumping level, 1,000 GPM

Soil Types: Soils of the cropland are Hord silt loam, Cozad silt loam and Hall silt loam - all rated as Class 1

2023 Taxes: (estimate) \$ 3,900

Price: \$ 690,000 **REDUCED PRICE:** \$ 500,000

10% earnest money deposit upon signing of purchase agreement. The remainder due at closing. Selling subject to 2024 lease.



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

