

170 Acres ~ Center Pivot Irrigated, Ravenna



Well Located Center Pivot Irrigated Farm Ground

Call us to see this property.

**COLDWELL
BANKER**

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LAND FOR SALE
169.91 Acres more or less
Buffalo County, Nebraska

Location: West of Ravenna on Hwy 2 to Keystone Rd (Ravenna/Pleasanton cut-off road). Road curves into 340th Road, continue west to Imperial Road, north 1/2 mile.

Legal Description: 169.91 Acres more or less being the Northwest 1/4 Section 14-Township 12 North– Range 15 West of the 6th P.M. Buffalo Co, Nebraska.

Property Description: Well located farm ground. The quarter is center pivot irrigated. The land lays mostly level with a small draw. The pivot is approx. a 1978 and has been updated, including a new sprinkler package in 2013, and military tires. There is a natural gas 545 Chevy motor, 2 years old. The property is rented for the 2016 crop year.

Soils: Primarily Holdrege-Hall Silt Loam, with some Coly, Uly and Hobbs, and Kenesaw Silt Loam.

Natural Resource District: Lower Loup NRD. 163.8 Acres of Certified Irrigated Water Rights

Parcel ID #: 080078000

Well Information: (Per Well Registration)

G-135189 - April 1973, 280 Ft Deep, 93ft Static Water, 156 ft pumping level, 1100 GPM

Property Taxes: 2015– tbd

Sales Price: \$1,258.000.00 **Closing Date:** 4/1/2016

This information is believed to be correct, but is not guaranteed. Purchaser should verify all information to their own satisfaction.

