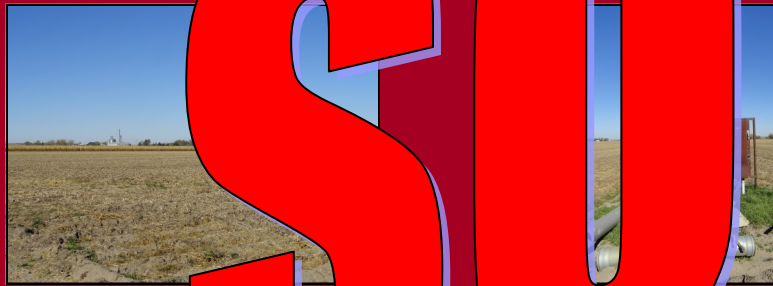


78.1 Acres ~ Gravity Irrigated Northwest of Kearney



SOLO

*Gravity irrigated
Electric motor
Excellent location on
hard surface road
Minutes from Kearney*

Call us to see this property.

**COLDWELL
BANKER**

Town & Country Realty
4503 2nd Avenue
Kearney NE 68847

Steve Linden

308-627-6869

www.slinden.com

slinden@slinden.com



Sara Rector

308-293-0220

www.srector.com

srector@srector.com



LAND FOR SALE

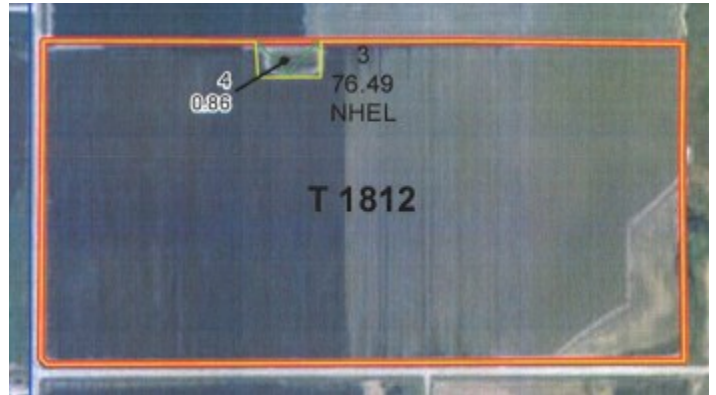
78.1 Acres more or less

Buffalo County, Nebraska

Location: Northwest of Kearney at the corner of 30th Avenue and 78th Road.

Legal Description: 78.1 Acres more or less being the South 1/2 of Northwest 1/4 of Section 15, Township 9 North, Range 16 West of the 6th P.M. Buffalo Co., Nebraska.

Property Description: Excellent opportunity to purchase top quality farm ground that is located 2 miles from Kearney. There is a hard surface road on the west boundary for excellent access for future development. The majority of the farm ground is gravity irrigated with an electric motor, pipe is included. There is a reuse pit with pump and underground pipe. Soils are primarily Hord and Wood River Silt Loam. There are 71.01 certified irrigated acres in the Central Platte NRD.



FSA Crop Bases: Cropland 76.49 Acres; Total Base Acres 74.7, Base Acres, Corn 37.3, Direct Yield 133, CC Yield 164; Soybeans 37.4, Direct Yield 41, CC Yield 50.

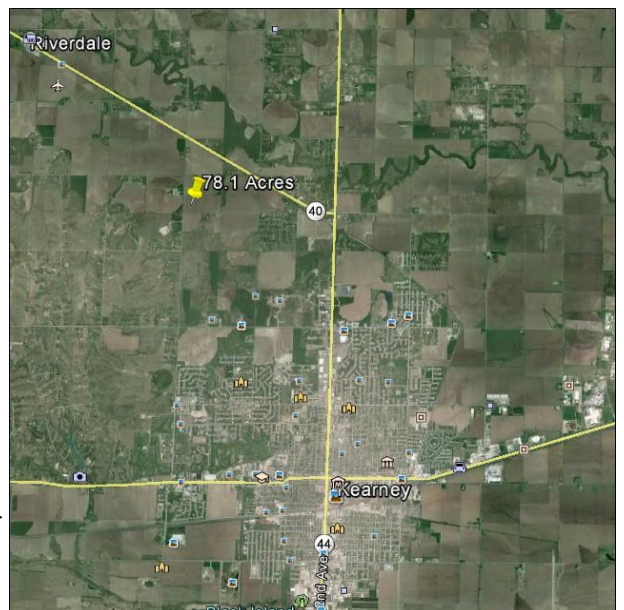
Parcel ID #: 560320000

Well Registration: G-007245

Property Taxes: 2013-\$5,515.56

Sold Price: \$796,620.00

Closing: 1/5/2015



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