FOR SALE

Price Reduced

155+/- Acres 9 Tower Valley Irrigated Farm Ground.
Grain Storage, Gently rolling,
Quality Farm Ground

Call us for more details.

Linden Rector
Ag Land Realty

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

155+/- Acres more or less
Buffalo County, Nebraska

Location: From Gibbon, east to Poole Rd. North 10 miles. Located 1/2 mile north of 190th and Poole Rd. Pole Line is the north boundary.

Legal Description: 155.38 Acres more or less being part of the northeast 1/4 of 2-10-15 Buffalo County, Nebraska., (exact legal to be determined)

Property Description: Well located pivot irrigated farm ground. 9 tower Valley Pivot. Natural Gas motor and wi-fi controls are the tenants. Soils are primary Coly silt loam. 134.1 Irrigated water rights in the CPNRD. Approx. 14.34 acres dryland with the balance being roads. Grains storage includes 2– 60,000 bu. bins, 1-30,000 bu. bin, "as-is" will not repair,, 2– 15,000 bu. bins. Owner plans on fixing other damaged bins.

Farm Service Agency: Corn Base 109.19 Acres, 184 PLC Yield Soybeans 41.30 Acres, 53 PLC Yield

Well Registration: G-024303

Parcel ID #: 360139010 & 360139000

Property Taxes: 2025– TBD

NEW Price: *$1,810,000*

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