

# FOR SALE



*159 Acres Northwest of Gibbon  
Valley Center Pivot, Gently Rolling*

*Call us for more details.*

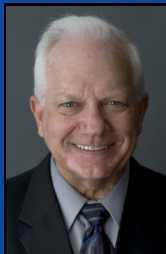
Linden Rector  
Ag Land Realty

*Steve Linden*

308-627-6869

[www.slinden.com](http://www.slinden.com)

[slinden@slinden.com](mailto:slinden@slinden.com)



*Sara Rector*

308-293-0220

[www.srector.com](http://www.srector.com)

[srector@srector.com](mailto:srector@srector.com)



# LAND FOR SALE

## 159 Acres more or less

### Buffalo County, Nebraska

**Location:** From Gibbon, west on Hwy 30 to Ravenna Road, north to 190th, west 1 mile to Buckeye.

**Legal Description:** 159.11 Acres more or less being part of the Southeast 1/4 of 6-10-14, Buffalo County, Nebraska.

**Property Description:** Well located irrigated farm ground. 9 Tower Valley Pivot. Natural Gas motor and wi-fi pivot controls are the tenants. The land is gently rolling. Majority of soil is Uly, Holdrege and Coly. 129.1 certified irrigated acres in the CPNRD. 20.1 acres of dryland, 2.21 acres grass with the balance being home, farm-site and roads. Approx 30,000 bushel bin in the Southwest corner. 1987 Doublewide 1574 sq ft on the main, with a partial unfinished basement. 24x56 farm building, dirt floor. Building site can be sold separately. Farm is open for the 2025 farming season.

#### **Farm Service Agency:**

Corn Base 108.09 Acres, 184 PLC Yield  
Soybeans 40.96 Acres, 53 PLC Yield

**Well Registration:** G-094448

**Parcel ID #:** 340142000

**Property Taxes:** 2024-\$6,291.82

**Asking Price:** \$1,900,000.00

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

