

FOR SALE



Price

Reduced

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

Call us for more details.

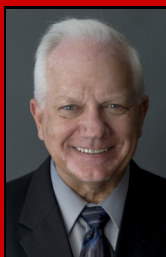
Linden Rector
Ag Land Realty

Steve Linden

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Sara Rector

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LAND FOR SALE

156+/- 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: 156 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: 2024– 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.

