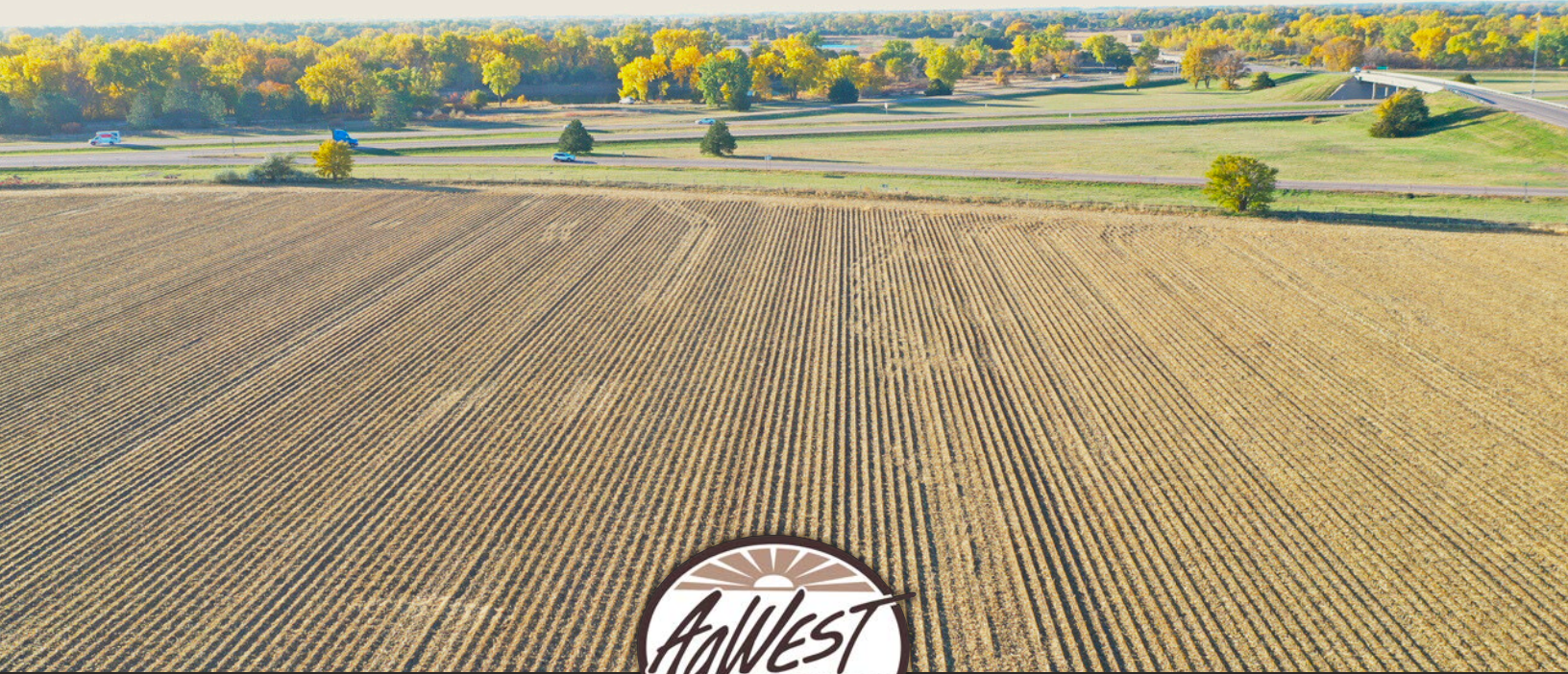


# FARMLAND FOR SALE

## 84.18 +/- ACRES IN BUFFALO COUNTY, NE

**PRIME PROPERTY FOR SALE WITH EXCELLENT LOCATION AND HIGH DEVELOPMENT POTENTIAL**



Located off  
I-80  
at Exit 279

Price Reduced:  
\$4,250,000

Property Taxes:  
\$5,393.44

Building Site-  
960 Sq. Ft.  
House & Barn

Located on the northeast side of exit 279 on Interstate 80 and Highway 10, this property boasts a highly desirable location. Thousands of vehicles pass by every day on these well-traveled roads, making it an ideal location for development. The property is conveniently located 170 miles west of Omaha and 360 miles east of Denver, making it an attractive destination for potential buyers. The seller has listed this property for sale subject to an access easement that runs with the land for the benefit of the seller and seller's successors and assigns. All owned minerals convey.



**Total Acres ( Per Assessor) - 84.18 +/-**

Acres of Irrigation - 51.30 +/-

Acres of Dryland - 28.84 +/-

Acres of Other - 4.04 +/-

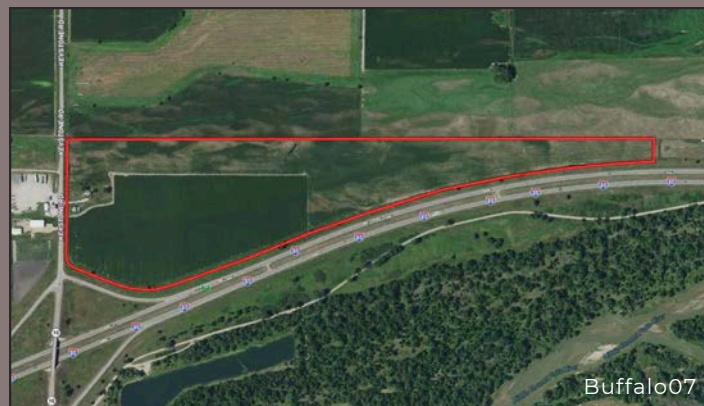
### Joel Grams

Farm & Ranch Specialist

Minden, Nebraska

(308) 830-0166

Joel.Grams@AgWestLand.com



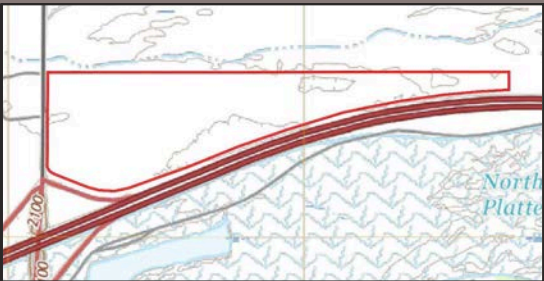
PO BOX 1098, HOLDREGE, NE 68949 | 866-995-8067 | AGWESTLAND.COM



**Legal Description**  
Part of lots 6, 8, 9 & 10 of N1/2 SW 1/4 Section 6 Township 8 North Range 14 West of the 6th P.M.

**Irrigation Information**  
Located in the Central Platte NRD and has certified irrigation rights for 51.35 acres.

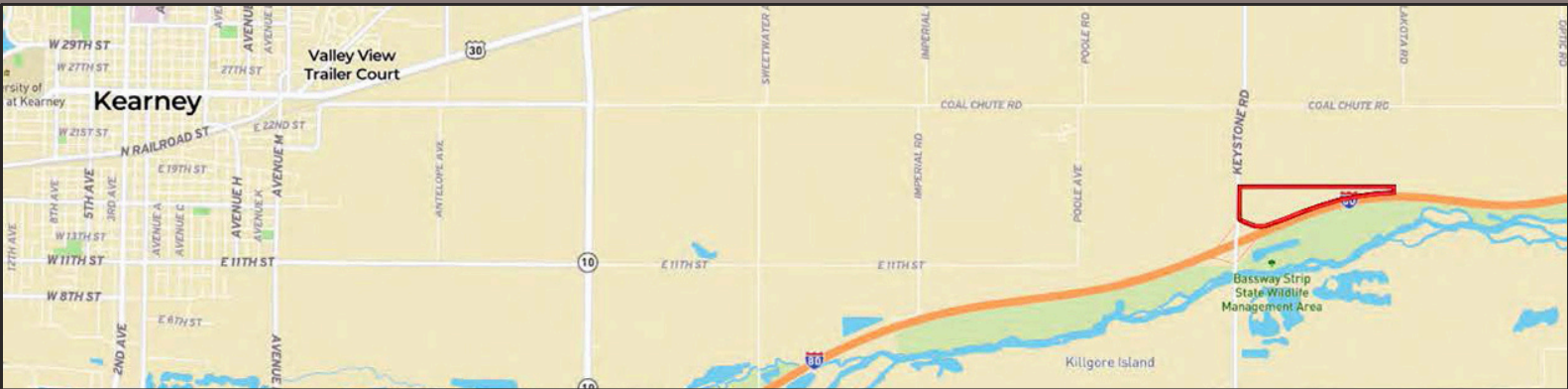
**Irrigation Equipment**  
Well G-012349: drilled in May 1985, 1,100 gpm, 7' static level, 20' pumping level, 65' well depth.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8581	Wann fine sandy loam, rarely flooded	46.9	55.66	0	41	2w
5632	Platte soils, occasionally flooded	34.69	41.17	0	22	6w
8506	Lex silt loam, rarely flooded	2.66	3.16	0	28	3w
TOTALS		84.25(*)	100%	-	32.76	3.68

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

1735 Keystone Rd Gibbon NE 68840 | Located off I-80 exit 279 and Highway 10



The information contained herein is as obtained by AgWest Land Brokers LLC—Holdrege, NE from the owner and other sources. Even though this information is considered reliable, neither broker nor owner make any guarantee, warranty or representation as to the correctness of any data or descriptions. The accuracy of such statements should be determined through independent investigation made by the prospective purchaser. This offer for sale is subject to prior sale, errors and omissions, change of price, terms or other conditions or withdrawal from sale in whole or in part, by seller without notice and at the sole discretion of seller. Readers are urged to form their own independent conclusions and evaluations in consultation with legal counsel, accountants, and/or investment advisors concerning any and all material contained herein. Maps are for illustrative purposes only and are not intended to represent actual property lines.

