

FOR SALE

**Price
Reduced**



**149 Acres Pivot Irrigated Farm Ground
Northwest of Gibbon Lockwood Pivot w/ Valley Controls
Good Access, Gently Rolling**

Call us for more details.

**Linden Rector
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LAND FOR SALE

149 Acres more or less
Buffalo County, Nebraska

Location: From Kearney, east on Hwy 30 to Poole Road. North 10 miles. 1/2 north of 190th Road. North boundary is Pole Line Rd.

Legal Description: 148.80 Acres more or less being the Northwest 1/4 in 1-10-15 Buffalo County, Nebraska. (exact legal to be determined)

Property Description: Well located irrigated farm ground. 9 tower Lockwood with Valley controls, Electric motor. Wi-fi controls are the tenants.

Farm is open for the 2025 farming season. Majority of soil is Holdrege silt loam. There are 115.4 certified irrigated acres in the CPNRD. Approx. 24.2 acres dryland, with the balance being grass and roads. Land lays level to gently rolling.

Farm Service Agency: Corn Base 109.45 Acres, 187 PLC Yield
Soybeans 1.79 Acres, 59 PLC Yield

Well Registration: G051518

Parcel ID #: 360006000

Property Taxes: 2024- TBD

NEW Price: \$1,490,000

This information is believed to be correct,
but is not guaranteed.

Purchaser should verify all information to
their own satisfaction.

