

LAND FOR SALE

KEARNEY FARM WITH DEVELOPMENT POTENTIAL BUFFALO COUNTY, NEBRASKA

PRICE
REDUCED

LOCATION: Just east of Kearney and south of the Kearney Regional Airport and Kearney Raceway Park, at the intersection of Highway 30 and Imperial Avenue.

LEGAL DESCRIPTION: Part of the N1/2 SE1/4 and part of Lots 2 & 3 in Section 27-T9N-R15W of the 6th P.M., Buffalo County, Nebraska.

PROPERTY DESCRIPTION: Approximately 74.7 acres consisting of gravity irrigated cropland, having potential for good quality commercial development along Highway 30 and Imperial Avenue. Farm is conducive to parceling.

FARM SERVICE AGENCY

INFORMATION: Buffalo County Farm #381 Tract #2319
Total Cropland: 79.82 acres
Government Base Acres
Wheat 2.2 acres at 32 bu/acre
Corn 70.0 acres at 124 bu/acre
Soybeans 6.5 acres at 31 bu/acre

IRRIGATION

INFORMATION: Water for irrigation is provided by an electric well.
Well Registration G011451
Completion Date 7/14/1951
GPM 900
Well Depth 67'
Static Water Level 29'
Pumping Level 35'
Column 8"
Pump Western Land Roller
Power Unit General Electric 25hp
Control Panel General Electric

NRD

INFORMATION: The farm is located in the Central Platte NRD and has a total of 75.82 certified irrigated acres.

ZONING: Zoned agricultural, however, property is considered to have commercial and/or industrial development potential.

Offered Exclusively By:



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Information contained herein was obtained from sources deemed reliable. We have no reason to doubt the accuracy, but we do not guarantee it. Prospective Buyers should verify all information, including items of income and expenses. All maps provided by Agri Affiliates, Inc. are approximations only, to be used as a general guideline, and not intended as survey accurate.

SOILS: Soils consist of very productive Class I and II Hall, Hord, and Wood River silt loams.

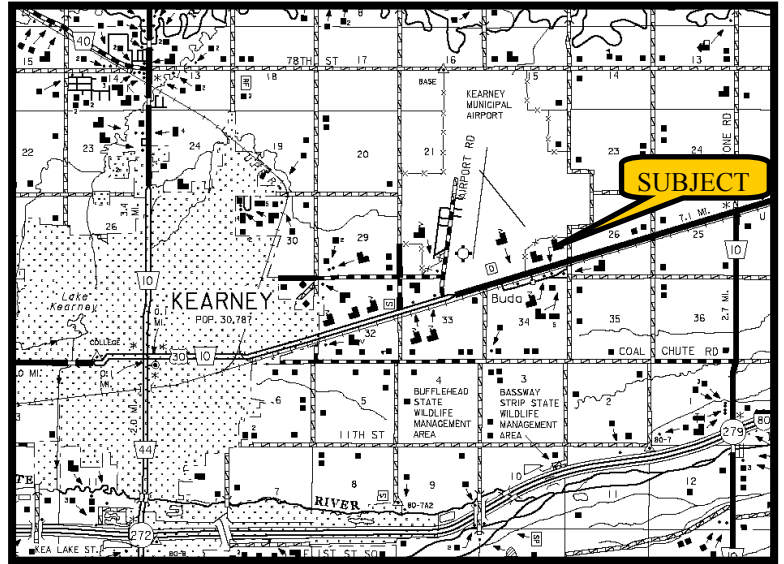
RE TAXES: 2014 Real Estate Tax - \$6,827.78 (Reported taxes include an additional 4.0 acres.)

LIST PRICE: **\$1,050,000.00 PRICE REDUCED**

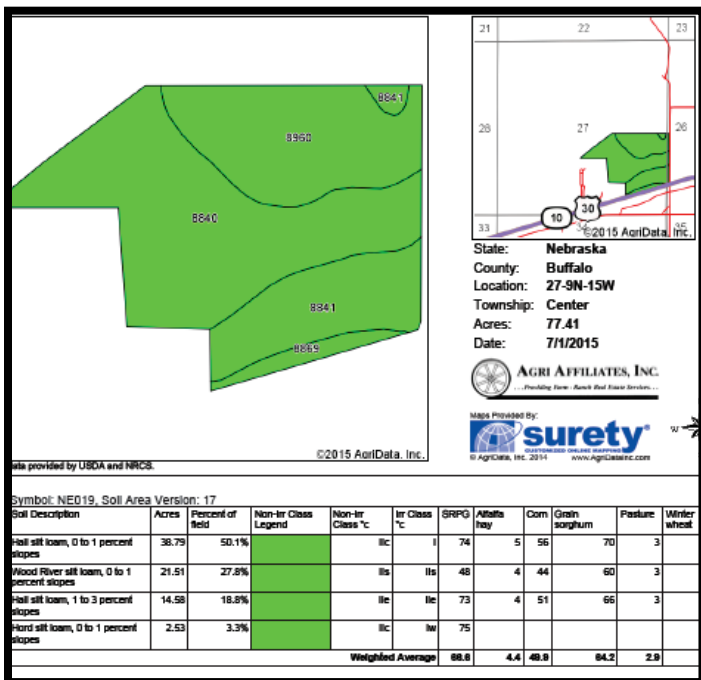
COMMENTS: This is a very productive farm with an excellent location just outside of Kearney on busy US Highway 30. The property offers agricultural amenity, along with having commercial development potential. The farm is conducive to parceling.

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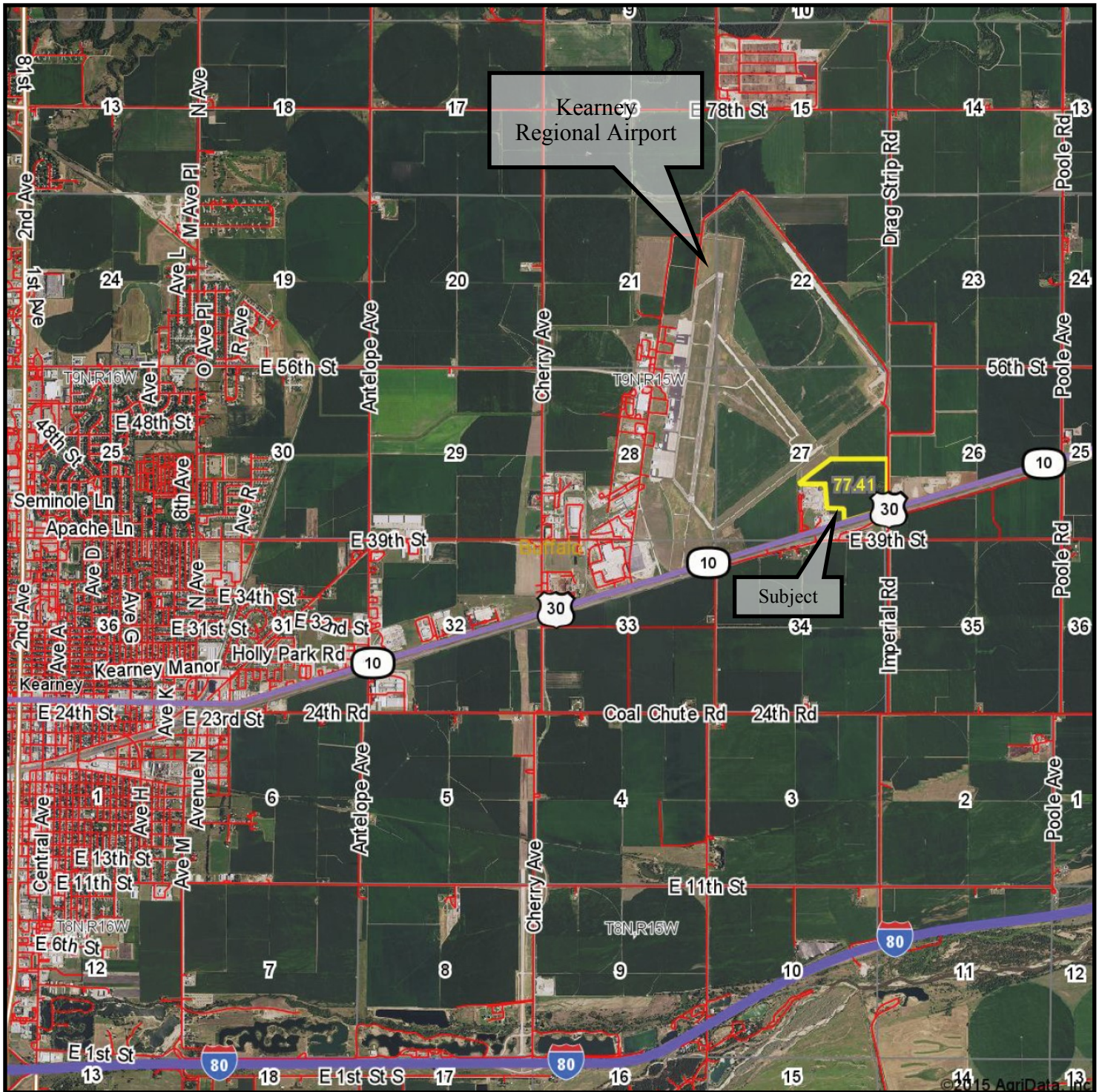
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