



# Farmland for Sale

Buffalo County, NE

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.



**Joel Grams**  
Farm & Ranch Specialist  
Minden, Nebraska

📞 (308) 830-0166  
✉️ [Joel.Grams@AgWestLand.com](mailto:Joel.Grams@AgWestLand.com)  
🌐 [AgWestLand.com](http://AgWestLand.com)

**84.18 +/- Acres**

Irrigation Acres - 51.30 +/-  
Dryland Acres - 28.84 +/-  
Other Acres - 4.04 +/-

**Listing Price - REDUCED**  
\$3,750,000

**Property Taxes** - \$4,608.64

## 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

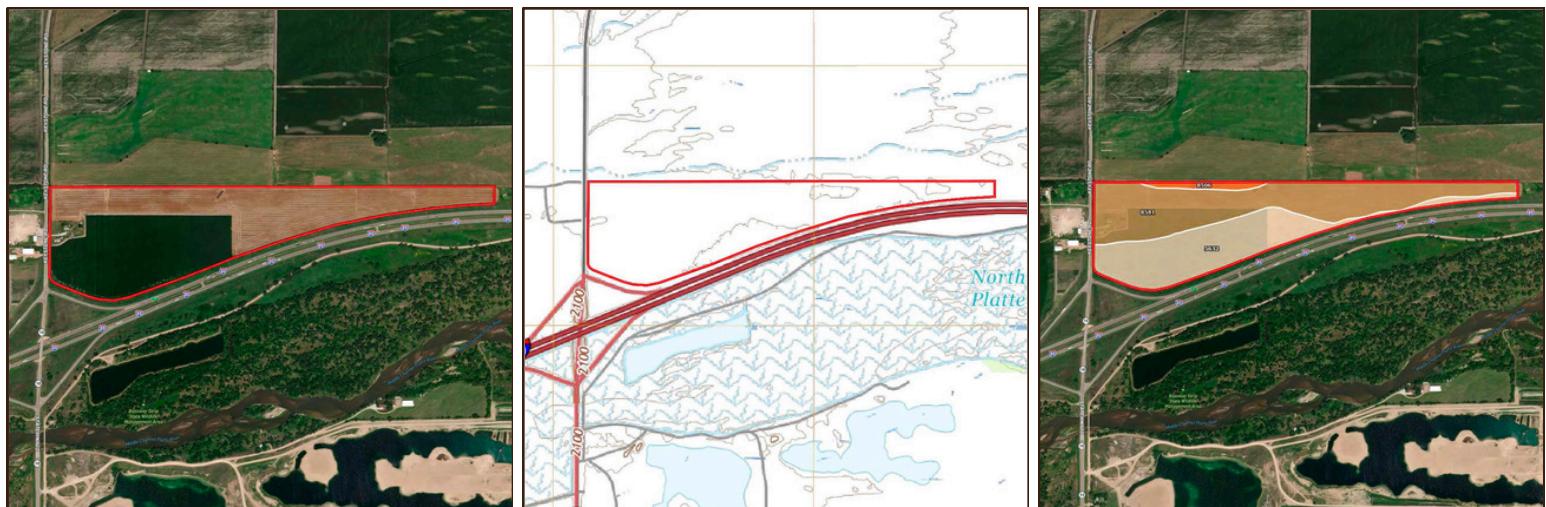
Located in the Central Platte  
NRD. Certified Irrigation  
Rights for 51.35 acres.

## Irrigation Equipment

Well G-012349

Drilled in May 1985, 1,100 GPM,  
7' static level, 20' pumping  
level, 65' well depth

\*All minerals rights owned by  
seller, if any, convey to buyer.



| 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.

### Property Location

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

### Additional Information

Recent demolition of barn and house previously on the property.



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Maps are for illustrative purposes only and are not intended to represent actual property lines.