



Farmland for Sale

Buffalo County, NE

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.

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.



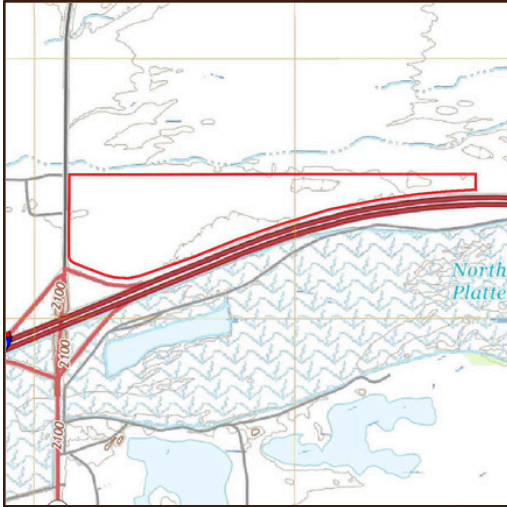
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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
8581	Wann fine sandy loam, rarely flooded	46.9	55.66	0	41	2w
5632	Platte soils, occasionally flooded	34.69	41.17	0	22	6w
8506	Lex silt loam, rarely flooded	2.66	3.16	0	28	3w
TOTALS		84.25(*)	100%	-	32.76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