



158+/- ACRES IRRIGATED LAND FOR SALE KEARNEY COUNTY, NE

This remarkable tract of land for sale, located just east of Minden, NE, features a well-maintained irrigated quarter equipped with an early 2000s 9-tower Valley pivot system powered by a 50 hp electric motor on the pump. The property boasts an excellent water supply, ensuring optimal irrigation efficiency. In addition to its agricultural benefits, this land offers exceptional recreational opportunities, with great deer hunting available on-site. The fertile soil and strategic location make it an ideal investment for both farming and leisure pursuits.

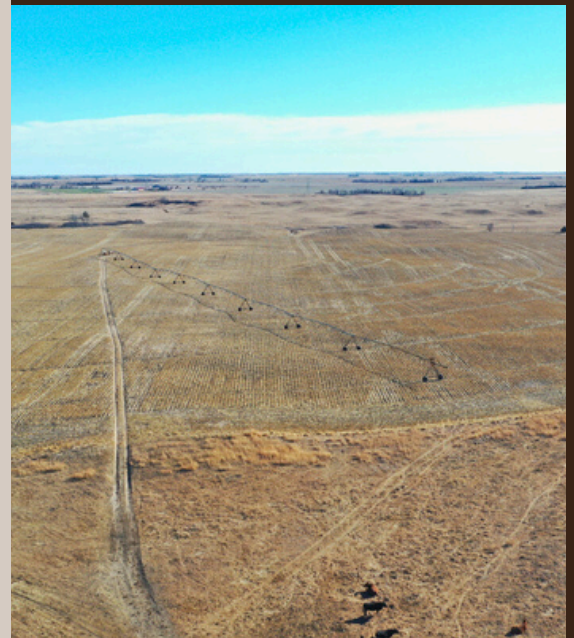
Offered At (\$8,000/acre)

\$1,264,560

JOEL GRAMS

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PROPERTY DIRECTIONS

Traveling on Highway 6 & 34, go 5 miles East of Minden to 37 Road. Then head South 1 and ½ miles and you will drive into the property.



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LEGAL DESCRIPTION

SW ¼ of Section 1, Township 6 North,
Range 14 West in Kearney County, Nebraska

PROPERTY TAXES (2025): \$3,758.72

TOTAL ACRES (PER ASSESSOR): 158.07+/-

- Irrigated Acres: 122.90+/-
- Grassland Acres: 33.69+/-
- Other Acres: 1.83+/-

IRRIGATION INFORMATION

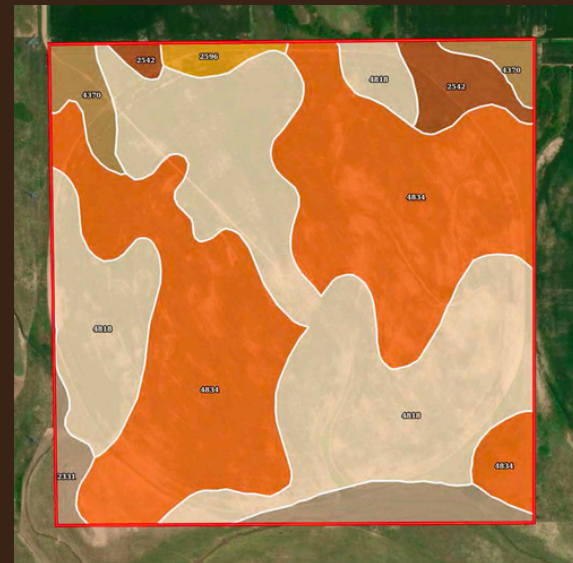
- Well G-044921 (Drilled in 1975)
 - 800 GPM
 - 52' Static Level
 - 67' Pumping Level
 - 200' Well Depth
- Early 2000s 9-Tower Valley irrigation pivot
 - 50 HP electric motor
- Located in the Tri-Basin NRD
- Certified Irrigated Acres: 124.22

FSA INFORMATION

- Total Cropland Acres: 143.75
- Corn: 109 Base Acres - 185 PLC Yield
- Soybeans: 0.4 Base Acres - 56 PLC Yield
- Wheat: 17.4 Base Acres - 49 PLC Yield
- Grain Sorghum: 3.2 Base Acres - 86 PLC Yield
- Total Base Acres: 130

*No current leases.

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



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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4834	Valentine loamy fine sand, rolling	70.54	44.69	0	25	6e
4818	Valentine loamy fine sand, 3 to 9 percent slopes	65.91	41.76	0	24	6e
2331	Inavale loamy fine sand, rarely flooded	8.21	5.2	0	28	4e
2542	Coly-Kenesaw silt loams, 0 to 3 percent slopes	5.66	3.59	0	70	2e
4370	Libory loamy fine sand, 0 to 3 percent slopes	5.47	3.47	0	46	3e
2596	Hersh fine sandy loam, 3 to 6 percent slopes	2.06	1.31	0	59	3e
TOTALS		157.85(°)	100%	-	27.53	5.61